



**Connells**

Northey Road  
Bournemouth



### Property Description

Connells are pleased to present this three bedroom semi detached family home situated in a quiet cul-de-sac and within half a mile of Tuckton High Street. The property briefly comprises; a sitting/dining room, separate kitchen, family bathroom and a southerly aspect rear garden. No forward chain.

Located just half a mile from Tuckton with shops and river side walks. The property is conveniently located within a mile of Southbourne Grove, which is served by public transport and offers access to nearby towns of Christchurch and Bournemouth, which offer a variety of boutique shops, cafe/bars and restaurants. Located both in Southbourne and Christchurch are two mainline railway stations linking Bournemouth to London Waterloo. Another benefit to this location is the access to the award winning sandy beaches, riverside walks and the New Forest.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Approach

Block paving to the front providing off road parking. Double glazed front door opens into the;

### Entrance Hall

Telephone point. Radiator. Stairs to first floor landing. Door through to the;

### Sitting Room

20' 9" plus bay to front x 10' 8" ( 6.32m plus bay to front x 3.25m )

Double glazed window to front and rear aspects. Feature fireplace with tiled hearth and surround. TV point. Night storage heater. Radiator.

## Kitchen

13' x 10' 3" ( 3.96m x 3.12m )

Double glazed window to side aspect. Fitted with a range of wall and base units with laminate worktops over. Stainless steel sink unit with drainer. Space for gas cooker. Space and plumbing for washing machine and tumble drier. Tiled splashbacks. Pantry cupboard. Space for fridge freezer. Wall hung gas central heating boiler. Double glazed door to rear garden.

## First Floor Landing

Double glazed window to side aspect. Doors to all rooms.

## Bedroom 1

14' 4" x 10' 7" ( 4.37m x 3.23m )

Double glazed window to front aspect. Two built-in cupboards. Night storage heater. Radiator.

## Bedroom 2

14' 1" x 8' 6" ( 4.29m x 2.59m )

Double glazed window to rear aspect. Airing cupboard. Access to loft via loft hatch. Radiator.

## Bedroom 3

9' 6" max x 7' 6" ( 2.90m max x 2.29m )

Double glazed window to front aspect. Radiator.

## Bathroom

Obscure glazed window to rear aspect. Three piece suite comprising a panel enclosed bath with chrome shower attachment over. Vanity wash hand basin. Low level WC. Chrome towel rail. Tiled floor.

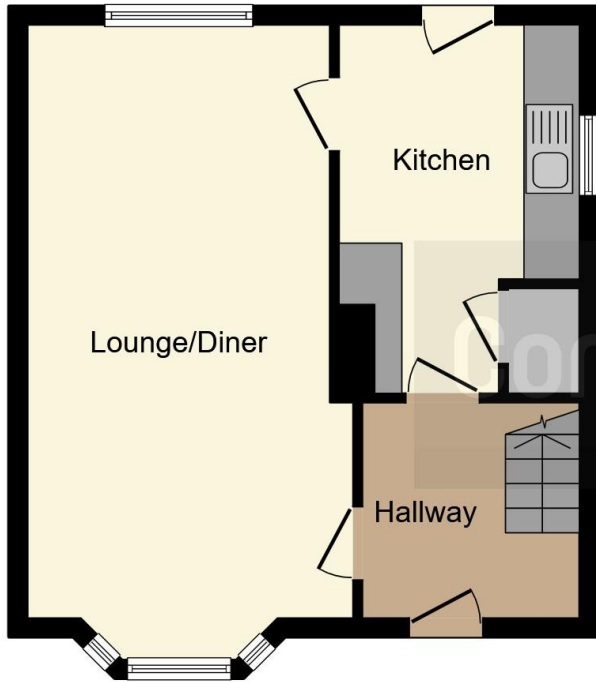
## Rear Garden

South facing garden, mainly laid to lawn and enclosed by timber fencing. Side access via timber gate. Outbuilding providing storage, as well as a separate WC.

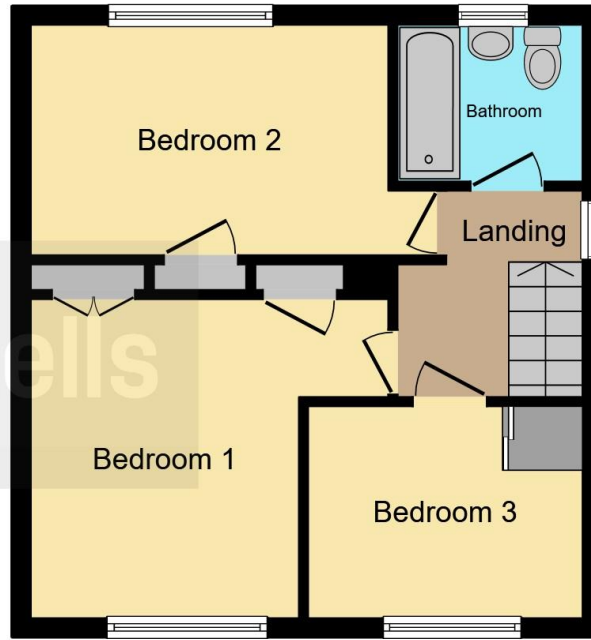
## Agents Notes:

We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305413](http://connells.co.uk/Property/SBN305413)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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