



Connells

Harcourt Mews Harcourt Road
Bournemouth



Property Description

Connells are pleased to offer this two double bedroom end of terrace house located in Pokesdown - a fantastic location just over 600 meters to Southbourne Grove and 0.8 miles to Boscombe Overcliff and Beaches below. It will offer someone the ideal opportunity to make it their own as modernisation is required. Vacant possession & no chain.

Pokesdown is a popular suburb of Bournemouth and located between Southbourne and Boscombe where there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

There is a thriving street market in the High Street on Thursdays and Saturdays as well as a vintage market on the first Saturday of every month.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch.

Pokesdown Railway Station is just over 300 Meters away and is served by South Western Railway, who operate services from London Waterloo to Weymouth.

Approach

A paved driveway provides off road parking for two vehicles. There is a outside cupboard housing the electricity meter. Front door opens into the;

Entrance Porch

Single glazed door into the;

Entrance Hall

Stairs to first floor landing. Door to garage. Radiator.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Wall hung wash hand basin. Radiator.

Sitting Room

15' x 11' 3" (4.57m x 3.43m)

Double glazed sliding door to conservatory. TV point. Radiator.

Kitchen

11' 4" x 6' 1" (3.45m x 1.85m)

Single glazed window to the rear aspect. Single glazed door to side. Fitted with matching wall and base units with laminate worktops over. Built-in electric oven. 1½ bowl sink and drainer unit. Space and plumbing for washing machine. Space for fridge freezer. Wall hung gas central heating boiler.

Conservatory

15' x 8' 8" (4.57m x 2.64m)

Double glazed window to side and rear aspects. Sliding door the garden.

First Floor Landing

Double glazed window to front aspect. Door to all rooms.

Bedroom 1

17' 9" x 11' 4" (5.41m x 3.45m)

Three double glazed windows to rear aspect. Built-in cupboard. Two radiators.

Bedroom 2

13' 6" x 7' 8" (4.11m x 2.34m)

Double glazed window to front aspect. Built-in cupboard.

Bathroom

Obscure window to front aspect. Four piece suite comprising panel enclosed bath with chrome shower over. Low level WC. Bidet. Pedestal wash hand basin. Fully tiled. Radiator.

Rear Garden

The garden enjoys a southerly aspect and is fully enclosed by timber fencing. Half is laid to lawn with a timber shed whilst the other half has a patio area for alfresco dining. Gate with side access.

Garage

17' 5" x 7' 7" (5.31m x 2.31m)

Up and over door. Consumer unit. Power and light.





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

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

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Tenure: Freehold



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