



Connells

Haviland Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this two double bedroom mid-terraced house located within a popular residential area & less than 100 yards from Boscombe High Street. It benefits from a low maintenance rear garden, open plan sitting/dining room and off road parking for one vehicle. It is being offered with vacant possession and no forward chain.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school. There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

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

A block paved driveway provides off road parking. The front door opens into the;

Entrance Hall

Doors to all ground floor rooms. Stairs to first floor landing. Radiator.

Sitting / Dining Room

23' x 12' 4" max (7.01m x 3.76m max)

Double glazed windows to the front and rear aspects. Laminate flooring throughout. Gas fireplace with wood surround. Two radiators. Log burner.

Kitchen

12' 5" x 7' 9" (3.78m x 2.36m)

Double glazed window to the side. Fitted with a range of matching wall and base unit with laminate worktops over with ceramic sink and drainer unit. Inset electric hob with electric oven underneath and stainless steel cooker hood over and tiled splashbacks. Space and plumbing for washing machine. Double glazed door to the rear garden.

First Floor Landing

Access to loft via hatch. Doors to bedrooms.

Bedroom 1

11' x 9' 9" (3.35m x 2.97m)

Double glazed window to the rear. Two built in cupboards. Radiator.

Bedroom 2

11' 6" x 9' 9" (3.51m x 2.97m)

Double glazed window to the front. Radiator.

Bathroom

Obscure glazed window to the front aspect. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring.

Outside

Fully enclosed rear garden which is laid to patio with mature shrub borders and a decorative raised pond. Outside tap.





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

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EPC Rating: D

view this property online connells.co.uk/Property/SBN305805



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.

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