



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.

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

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Tenure: Freehold



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