



Connells

Cranleigh Road
Bournemouth



Property Description

Connells of Southbourne present this fantastic opportunity to purchase a substantial three bedroom detached house which requires full refurbishment throughout. The property stands on a generous sized plot and offers a large enclosed rear garden and a feature front garden, both are planted with a variety of mature plants and shrubs.

The property is located just half a mile from Tuckton with shops and river side walks and 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

The front of the property is accessed from the road via a dropped kerb which allows off road parking for a number of vehicles. Enclosed on both sides and mainly laid to lawn with a variety of mature plants and shrubs filling the borders. Double glazed side entrance door opens into the;

Entrance Hall

Doors to all rooms. Stairs to first floor landing.

Downstairs Cloakroom

Obscure double glazed window to rear aspect. Wall mounted cistern WC. Wash hand basin. Part tiled walls.

Sitting Room

13' 8" into bay x 11' 9" max (4.17m into bay x 3.58m max)

Double glazed bay window to front aspect. Brick built feature fireplace with inset gas fire. Radiator.

Dining Room

17' 3" into bay x 10' 7" max (5.26m into bay x 3.23m max)

Double glazed bay window to front aspect. Brick built feature fireplace with inset electric wood burner. Radiator.

Kitchen

Obscure double glazed window to side aspect. Double glazed window to rear aspect. Range of wall and base units. Gas hob with extractor over. Built-in electric oven. Space and plumbing for washing machine. Space for fridge freezer. Inset 1½ bowl stainless steel sink unit with drainer, mixer tap over. Cupboard housing Glowworm gas central heating boiler. Part tiled walls. Double glazed door into the;

Sun Room

14' 2" x 10' 2" (4.32m x 3.10m)

Single glazed to side aspect and rear aspect. Single glazed doors giving access to rear garden.

First Floor Landing

Double glazed window to rear aspect. Built-in airing cupboard. Doors to all rooms. Access to loft via loft hatch.

Bedroom 1

15' 8" max x 13' 8" max (4.78m max x 4.17m max)

Double glazed bay window to front aspect. Built-in wardrobes. Radiator.

Bedroom 2

17' 2" into bay x 9' 4" (5.23m into bay x 2.84m)

Double glazed bay window to front aspect. Two built-in storage cupboards.

Bedroom 3

9' 4" max x 8' 5" max (2.84m max x 2.57m max)

Double glazed window to rear aspect. Built-in overhead storage unit. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Paneled bath. Pedestal wash hand basin. Heated towel rail. Fully tiled walls.

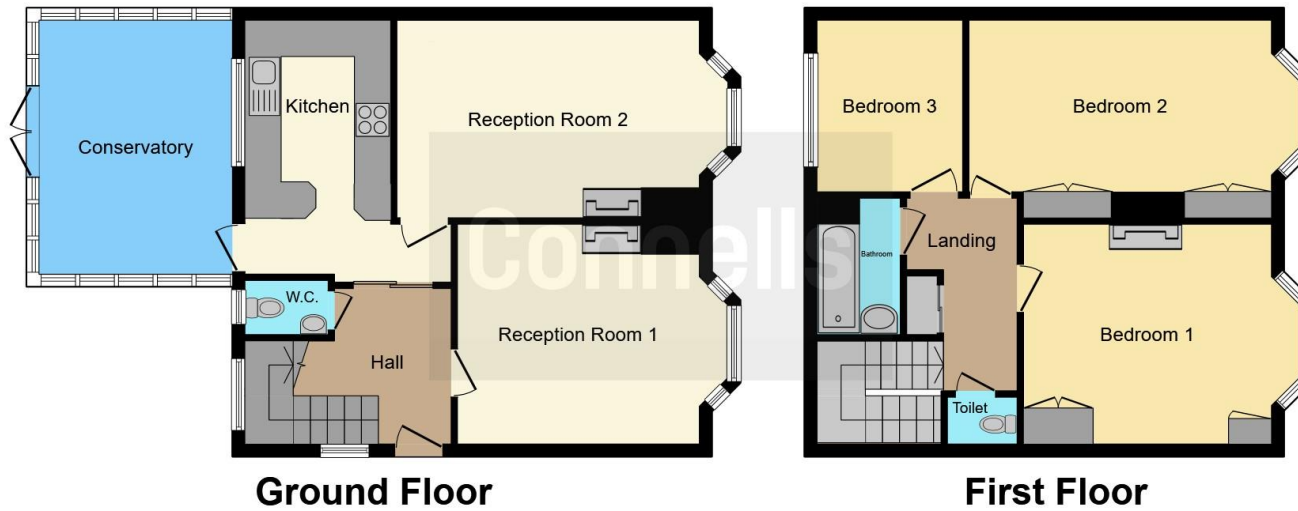
Rear Garden

Fully enclosed and mainly laid to lawn with stepping stone path extending to the length of the garden which leads to two green houses and a timber shed and all borders are planted with a variety of mature plants and shrubs. A decorative paved patio area adjoins the rear of the property and an ornate wrought iron gate gives side access to the driveway which extends along the side of the property and allows access to the timber tandem garage and workshop.

Agents Notes:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved





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/SBN305905

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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