





Property Description

Connells Southbourne are pleased to offer this end of terrace house with vacant possession. It briefly comprises three bedrooms, a sitting / dining room, separate kitchen, family bathroom and fully enclosed rear garden.

The property is just over a 300 meter walk to the local shops at Springbourne and Kings Park recreational ground is located less than a mile away, offering facilities including a children's play area, a skate park, athletics centre and cricket field.

The conveniently located Bournemouth mainline railway stations provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International Airport is 6 miles away. The property is also situated close to the Wessex Way with easy access to Poole, Bournemouth town centres and the M27.

Approach

Double glazed front door opens into the;

Entrance Hall

Understairs cupboard. Radiator. Door through to the;

Sitting Room

12' 1" x 11' 7" (3.68m x 3.53m)

Double glazed window to the front aspect. Radiator. Archway through to the;

Dining Room

12' x 9' 4" (3.66m x 2.84m)

Double glazed window to the rear aspect. Radiator.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Double glazed windows to the front and side aspect. Fitted with a range of matching wall and base units with composite worktops over. Inset four ring gas burner and electric oven underneath. Stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for washing machine. Wall mounted gas combi boiler. Radiator. Door to rear garden.

First Floor Landing

Access to loft via loft hatch. Doors to bedrooms.

Bedroom One

15' 1" x 12' 2" (4.60m x 3.71m)

Two double glazed windows to the front aspect. Radiator.

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

12' 1" max x 5' 1" (3.68m max x 1.55m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure glazed window to the rear aspect. Three piece suite comprising panel enclosed bath with shower over. Hand wash basin with vanity unit. Low level WC. Heated towel rail.

Outside

Full enclosed on all sides laid to paving. Timber shed.

Agents Note

Council Tax Band: C





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: C

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Tenure: Freehold



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