



Connells

Sunnyhill Road
Bournemouth



Property Description

Connells Southbourne - A deceptively spacious Three-bedroom detached house located within easy walking distance of Southbourne Grove with its outstanding selection of Bars, Boutiques, Eateries and shops, with the award-winning blue flag beaches a little further on. The property benefits from three bedrooms, lounge with separate dining room, kitchen with the addition of a utility room, driveway which provides off road parking for numerous vehicles and a detached garage with power and light installed. This detached family home does require elements of modernisation, but this does provide a blank canvass for those wishing to create their forever home in an enviable location. Viewing is Highly Recommended by the Sole Agents Connells of Southbourne.

Entrance Hall

Wooden glazed door. Stained glass porthole window to side aspect. Stairs to first floor. Under stairs storage cupboard. Radiator.

Sitting Room

15' 9" into bay x 12' 6" max (4.80m into bay x 3.81m max)
Double glazed bay window to front aspect. Feature stone fireplace with inset gas fire. TV and telephone point. Radiator.

Dining Room

13' 5" x 12' max (4.09m x 3.66m max)
Double glazed window to rear aspect. Radiator.

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m)

Single glazed window to side aspect. Range of wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit with drainer

and mixer tap over. Space for gas cooker. Electric hood over. Space and plumbing for dishwasher. Part tiled walls. Wall mounted gas central heating boiler. Open doorway into:

Utility Room

6' 6" x 6' 2" (1.98m x 1.88m)

Two obscure single glazed windows to rear aspect. Wooden glazed door to side. Space for large fridge freezer. Space and plumbing for washing machine. Tiled floor. Radiator.

Landing

Obscure single glazed window to side aspect. Doors to all rooms.

Bedroom 1

15' 8" into bay x 12' max (4.78m into bay x 3.66m max)

Double glazed bay window to front aspect. Radiator.

Bedroom 2

13' 6" x 12' (4.11m x 3.66m)
Single glazed window to rear aspect. Radiator.

Bedroom 3

10' 7" max x 6' 9" (3.23m max x 2.06m)

Double glazed bay window to front aspect. Radiator.

Bathroom

Two obscure windows to side aspect. Enclosed shower cubicle with plumbed shower. Hand wash basin with storage under. WC. Bath.

Front Garden

Blocked paved area providing off road parking. Tarmac driveway extends to side of house giving access to detached garage and rear garden.

Rear Garden

Enclosed on all sides.

Garage

Power and light connected.

Agents Note

Council Tax Band: D





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

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EPC Rating: E

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Tenure: Freehold



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