



Connells

Wilton Road
Bournemouth



Property Description

Connells of Southbourne present a delightful three-bedroom period terraced house located in close proximity to the popular Kings Park and also offers easy access to the variety of shops and Boutiques on Christchurch Road and the award-winning local Beaches are appropriately a mile from this sizeable property. The accommodation on offer comprises of three bedrooms, two reception rooms, kitchen, bathroom and welcoming hallway. The property benefits from a southerly rear garden that has been predominantly laid to lawn. The property would make an ideal first home in an enviable and convenient location.

Entrance Hall

Stairs leading to the first floor.

Lounge

14' x 11' 8" (4.27m x 3.56m)

Front aspect double glazed bay window. Feature fireplace with inset gas fire and stone hearth. TV point.

Dining Room

11' x 9' 6" (3.35m x 2.90m)

Double glazed patio doors leading to the rear garden.

Kitchen

10' x 5' 2" (3.05m x 1.57m)

A range of base and wall mounted storage cupboards, inset stainless sink and draining board, inset gas hob, gas oven, space and plumbing for washing machine, space for fridge/freezer under counter. Side aspect double glazed window and single glazed door to side aspect. Part tiled walls.

Bathroom

Suite comprising P shaped bath with plumbed shower over, pedestal wash hand basin and WC. Built in storage cupboard. Wall mounted vertical radiator. Part tiled walls.

Landing

Stairs from ground floor with half turn. Rear aspect double glazed window. Loft access hatch. Doors leading to bedrooms.

Bedroom One

12' x 9' 9" (3.66m x 2.97m)

Front aspect double glazed sash window. Radiator.

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)

Rear aspect double glazed window. Cast iron feature fireplace with surround. Radiator.

Bedroom Three

8' x 5' 1" (2.44m x 1.55m)

Front aspect double glazed sash window. Radiator.

Outside Front

Laid to paving and shingle for ease of maintenance.

Outside Rear

Enclosed rear garden laid mainly to lawn with well stocked flower borders.

Agents Note:

Lease: 999 years from 29 September 1885

Council Tax Band: B





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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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