



**Connells**

Boscombe Grove Road  
Bournemouth





### Property Description

A charming characterful two double bedroom semi-detached cottage which requires a level of modernisation throughout. The accommodation on offer comprises of a spacious Lounge/Dining room, two good sized bedrooms, kitchen and family bathroom. A private rear garden provides a tranquil escape. There is a driveway to the front of the property providing off road parking. The allure of Bournemouth's blue flag beaches is within easy reach, making this cottage an ideal coastal haven. For those seeking vibrant city life, Bournemouth's town centre is nearby, offering a diverse selection of popular shops, restaurants, bars, and cafes. Easy access to local transportation, including Bournemouth and Pokesdown train stations provide direct links to sought-after destinations like London Waterloo.

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

### Entrance

Stairs leading to the first floor with half turn. Loft hatch access. Doors leading to all accommodation. Side aspect double glazed window.

### Cloakroom

WC. Obscure double glazed window to side. Fully tiled walls.

### Living / Dining Room

22' 3" x 11' 3" ( 6.78m x 3.43m )

Front and rear aspect double glazed windows. Two radiators.

### Kitchen

11' x 7' 8" ( 3.35m x 2.34m )

Fitted kitchen comprising a range of wall and base storage cupboards, inset stainless steel sink and draining board, space for gas cooker, space and plumbing for washing machine, space for fridge freezer. Wall mounted gas central heating boiler. Rear and side aspect double glazed windows. Double glazed door to side.



## Bedroom One

11' 3" x 9' 9" max ( 3.43m x 2.97m max )

Rear aspect double glazed window. A range of fitted wardrobes providing hanging and storage space. Radiator.

## Bedroom Two

10' 6" x 8' 9" max ( 3.20m x 2.67m max )

Built in wardrobe and storage cupboard. Radiator.

## Bathroom

Suite comprising panelled bath, pedestal wash hand basin and WC. Built in airing cupboard. Part tiled walls. Front aspect obscure double glazed window.

## Outside Front

Circular decorative paved area. Flower beds. Off road parking space.

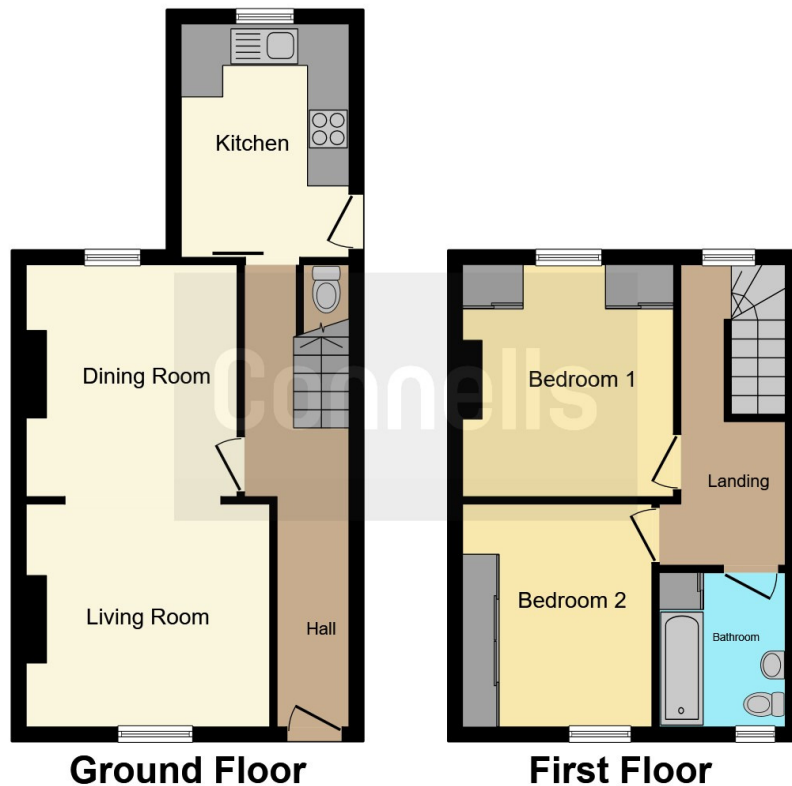
## Rear

Enclosed on all sides with an area of artificial lawn, wooden constructed summer house. Complimentary flower beds stocked with a variety of plants.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBN306197](http://connells.co.uk/Property/SBN306197)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN306197 - 0007