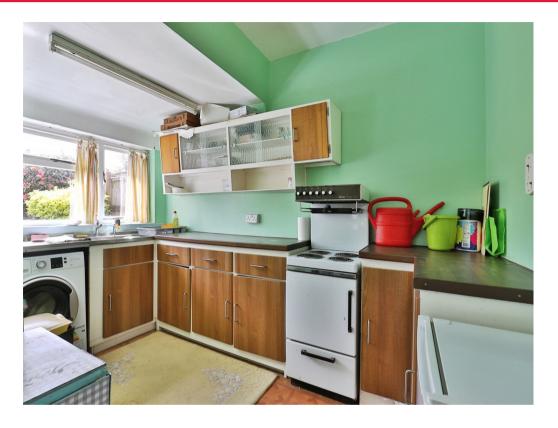


Connells

Granville Road Bournemouth

Granville Road Bournemouth BH5 2AH







Property Description

Connells Southbourne present a characterful three-bedroom semi-detached house which presents a fantastic opportunity to create your dream home. Boasting three reception rooms, offering ample living space, and the added bonus of a spacious loft room, this property is brimming with potential. While it does require a level of modernization, envision the possibilities of transforming this house into a stunning residence. Its prime location provides easy, level walking access to Southbourne Grove, a vibrant high street brimming with convenience stores like Sainsburys and Tesco, alongside an array of delightful eateries and boutique shops, and the close by train station, with direct connections to London Waterloo which further enhances its appeal. This charming property is perfectly suited for those seeking a versatile home in a desirable location, offering both potential and convenience.

Entrance Hall

Stairs leading to the first floor landing. Understairs storage cupboard.

Lounge

14' into bay x 11' (4.27m into bay x 3.35m)

Front aspect double glazed bay window.

Dining Room

12' x 9' (3.66m x 2.74m)

Rear aspect double glazed window. Feature fireplace.

Reception Room

10' 11" x 7' (3.33m x 2.13m)

Side aspect double glazed window. Built in storage cupboard.

Kitchen

11' 11" max x 9' 10" (3.63m max x 3.00m)

Fitted kitchen comprising range of base and wall mounted storage units, inset stainless steel sink and draining board, space for electric cooker, space and plumbing for washing machine. Rear and side aspect double glazed windows and double glazed door to the side.

Landing

Stairs leading from the ground floor with half return, Doors leading off to the bedrooms and bathroom.

Bedroom One

14' 11" into bay x 14' 10" (4.55m into bay x 4.52m)

Front aspect double glazed bay window.

Bedroom Two

11' 10" x 9' 5" (3.61m x 2.87m)

Rear aspect double glazed window. Feature fireplace. Currently laid out at present as kitchenette with stainless steel sink and draining board and a range of base and wall mounted storage units.

Bedroom Three

11' x 9' max (3.35m x 2.74m max)

Rear aspect double glazed window.

Bathroom

Suite comprising panelled bath, pedestal wash hand basin and WC. Wall mounted electric towel rail. Loft access hatch. Part tiled walls. Obscure double glazed window to side aspect.

Loft Room

17' max x 11' (5.18m max x 3.35m)

Restricted headroom. Eaves access hatch. Single glazed velux style window to side aspect.

Front Garden

Enclosed behind a small brick built wall laid out to paving for ease of maintenance. Wooden pedestrian gate to side giving access to rear.

Rear Garden

Enclosed on all sides mainly laid to paving with small lawned area and stocked flower border. Three wooden garden sheds.

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

To view this property please contact Connells on

T 01202 423 281 E southbourne@connells.co.uk

73 Southbourne Grove BOURNEMOUTH BH6 3QU

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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.

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EPC Rating: Awaited