



Connells

Granville Road  
Bournemouth





## 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.

## Approach

Enclosed behind a small brick built wall laid out to paving for ease of maintenance. Wooden pedestrian gate to side giving access to rear. Pathway leads to the front door, which opens into the;

## Entrance Hall

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

## Sitting Room

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.

## First Floor 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 roof window to side aspect.

## Rear Garden

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

## Agents Notes;

Council Tax band: C







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EPC Rating: G Council Tax  
 Band: C

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Tenure: Freehold



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