



Connells

Springbank Road
Bournemouth



Property Description

Connells Southbourne are delighted to present this charming three-bedroom detached family home, ideally situated within a mile of both JP Morgan and Bournemouth Hospital, offering unparalleled convenience for local professionals.

Boasting a spacious and versatile sitting/dining room, perfect for entertaining, the ground floor also benefits from a convenient cloakroom. A bright conservatory seamlessly extends the living space, providing a wonderful connection to the outdoors. Upstairs, you'll find three comfortable bedrooms complemented by a family bathroom. Externally, the property features a highly desirable south-facing rear garden, ideal for soaking up the sun, along with a garage and off-road driveway parking. Offered with the significant advantage of no forward chain, this property is ready for its new owners to move straight in and enjoy. An early viewing is highly recommended to appreciate all this delightful home has to offer.

Approach

A driveway leads to the front entrance porch as well as the integral garage. Front door opens into the;

Entrance Hall

Radiator. Stairs to first floor landing. Door into the;

Cloakroom

Obscure window to the front. Low level WC. Wash hand basin and vanity unit.

Sitting / Dining Room

23' x 11' max (7.01m x 3.35m max)

Double glazed window to the front aspect. Double glazed sliding doors to the rear. Two radiators. TV & Telephone points. Laminate flooring throughout. Door into the;

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to the rear aspect. Kitchen fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit with tiled splashbacks. Eye level double oven. Inset four ring gas burner. Integrated dishwasher. Space for freestanding fridge freezer. Tiled floor.



Conservatory

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed and UPVC construction. Tiled floor. Door to the rear garden.

Office

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed sliding door to the rear. Door to leading into the garage. Radiator.

First Floor Landing

Cupboard housing the immersion tank. Access to loft hatch. Laminate flooring throughout upstairs.

Bedroom One

11' 7" x 11' 6" max (3.53m x 3.51m max)

Measurements taken to face of wardrobe door. Double glazed window to the front. Radiator.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the rear. Radiator.

Bedroom Three

7' 2" x 6' 6" (2.18m x 1.98m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure glazed window to the rear. Modern bathroom comprising panel enclosed bath with electric shower over. Low level WC. Wash hand basin with vanity unit. Wall hung towel radiator. Fully tiled.

Garage

17' x 8' (5.18m x 2.44m)

Rear Garden

The rear garden has a decked area from the conservatory and is mainly laid to lawn. It has fence borders and offers side access.









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: C Council Tax
 Band: D

Tenure: Freehold

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