



Connells
FOR SALE



Property Description

Connells Southbourne are pleased to offer this spacious semi-detached family home, ideally situated under half a mile from Boscombe High Street, providing convenient access to local amenities and transport links. Boasting four generous bedrooms, the property includes an en-suite to the principle bedroom and a further family bathroom, catering perfectly to modern family living. The thoughtfully laid out ground floor comprises two versatile reception rooms, offering ample space for both living and dining, complemented by a separate kitchen. Externally, the property benefits from off-road parking for one vehicle to the front, alongside a private rear garden. Offered with the significant advantage of vacant possession and no forward chain, this home presents an exciting opportunity for prospective buyers to personalise and add value, as it requires light refurbishment.

The beach at Portman Ravine can be reached within one mile, with a walk through Woodland Walk and down the zig Zag. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire. There is also a main line train station at Pokesdown which provide direct links to London Waterloo. Kings Park recreational ground is located less than half a mile away, offering facilities including a children's play area, a skate park, athletics centre and cricket field.

Approach

A paved area at the front provides off road parking for one vehicle. Side access to the rear. Front door opens into the;

Entrance Hall

Radiator. Laminate flooring throughout the ground floor. Doors to all rooms. Stairs to first floor landing.

Sitting Room

14' 3" into bay x 11' (4.34m into bay x 3.35m)

Double glazed bay window to the front aspect. Radiator. TV Point. Feature fireplace. Door through to the;

Dining Room

12' 4" x 9' 5" (3.76m x 2.87m)

Double glazed window to the rear aspect. Feature fireplace. Radiator. TV Point.

Kitchen

11' 1" x 7' 2" (3.38m x 2.18m)

Single glazed window to the rear aspect. Double glazed window to the side. Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Space for freestanding cooker. Space for freestanding cooker. Space and plumbing for washing machine. Wall hung gas central heating boiler.

Door to the rear garden.

First Floor Landing

Doors to all rooms. Stairs to second floor landing.

Bedroom Two

14' 2" into bay x 9' 6" (4.32m into bay x 2.90m)

Double glazed window to the front aspect. Radiator. TV point.

Bedroom Three

12' x 9' 2" (3.66m x 2.79m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

11' 2" x 7' 7" (3.40m x 2.31m)

Double glazed window to the rear aspect. Radiator. Storage cupboard.

Bathroom

Obscure glazed window to the front aspect. Panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled.

Second Floor Landing

Door into;

Bedroom One

16' 2" max x 11' 4" max (4.93m max x 3.45m max)

Double glazed window to the rear aspect. Radiator. TV Point. Door to the;

En-Suite

Panel enclosed bath. Pedestal wash hand basin. Low level WC. Part tiled.

Outside

The rear garden is fully enclosed on all sides and is mainly laid to lawn with a section of paving, which is ideal for al fresco dining and entertaining. Side access to the front.









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

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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