



Connells

Ensbury Park Road
BOURNEMOUTH



Property Description

Connells is proud to offer this detached home for sale. It features a modern kitchen, a spacious living/communal area with a separate area for a dining table, and four bedrooms, three of which are extremely large. There are also modern shower rooms upstairs and downstairs. The space has an amazing skylight in the property's back addition.

The garden has been divided to provide a utility room for laundry and a garage area for storage.

The property is situated in the popular location of Ensbury Park which offers a selection of local shops, bars, cafes, restaurants, parks, regularly serviced public transport links and falls within catchment for a number of highly regarded local Schools which includes; Winton Primary, Winton Boys and Glenmoor Girls.

Porch

Hallway

Ground Floor Bedroom
14' 4" x 12' 1" (4.37m x 3.68m)

Shower Room
8' 2" x 5' 2" (2.49m x 1.57m)

Kitchen
8' 2" x 6' 9" (2.49m x 2.06m)

Dining Area
12' 5" x 10' 1" (3.78m x 3.07m)

Living Area
19' 2" x 12' 1" (5.84m x 3.68m)

Bedroom
9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom
12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom
14' 5" x 11' 10" (4.39m x 3.61m)

Shower Room
6' 6" x 5' 9" (1.98m x 1.75m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D

view this property online connells.co.uk/Property/WIN306605

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.

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