



Connells

Shelbourne Road
Bournemouth



Property Description

Connells Estate Agents are delighted to present to the market this well-presented, converted four bedroom maisonette in the popular area of Charminster, Bournemouth.

This property comprises of four double bedrooms, brand new kitchen/diner, two bathrooms, a study room and a rear court yard garden. This property also offers new double glazing and front door and benefits from gas central heating.

The property is ideally located with a selection of nearby shops, schools, supermarkets, restaurants, public houses and good commuter links nearby

Entrance Hall

3' 11" x 11' 10" (1.19m x 3.61m)

Laid with patterned tiles

Kitchen

17' 6" x 12' into bay (5.33m x 3.66m into bay)

Fully fitted kitchen with matching wall and base units. Brand new kitchen diner, fridge and fridge freezer. Built in microwave, Oven and gas hob. Dishwasher.

Bedroom One

11' 8" x 17' 6" (3.56m x 5.33m)

Double glazed window to rear aspect

overlooking garden.

Bedroom Two

11' x 12' (3.35m x 3.66m)

Double room. Radiator.

Bedroom Three

11' 2" x 8' (3.40m x 2.44m)

Double bedroom and radiator. Alcove with access to eaves storage.

Bedroom Four

11' 1" x 8' 2" (3.38m x 2.49m)

Double room. Radiator.

Bathroom

8' 7" x 7' 1" (2.62m x 2.16m)

Washing machine and tumble dryer in the cupboard, tiled patterned flooring and shower cubicle.

Second Bathroom

7' 2" x 7' 8" (2.18m x 2.34m)

Shower over bath

Study

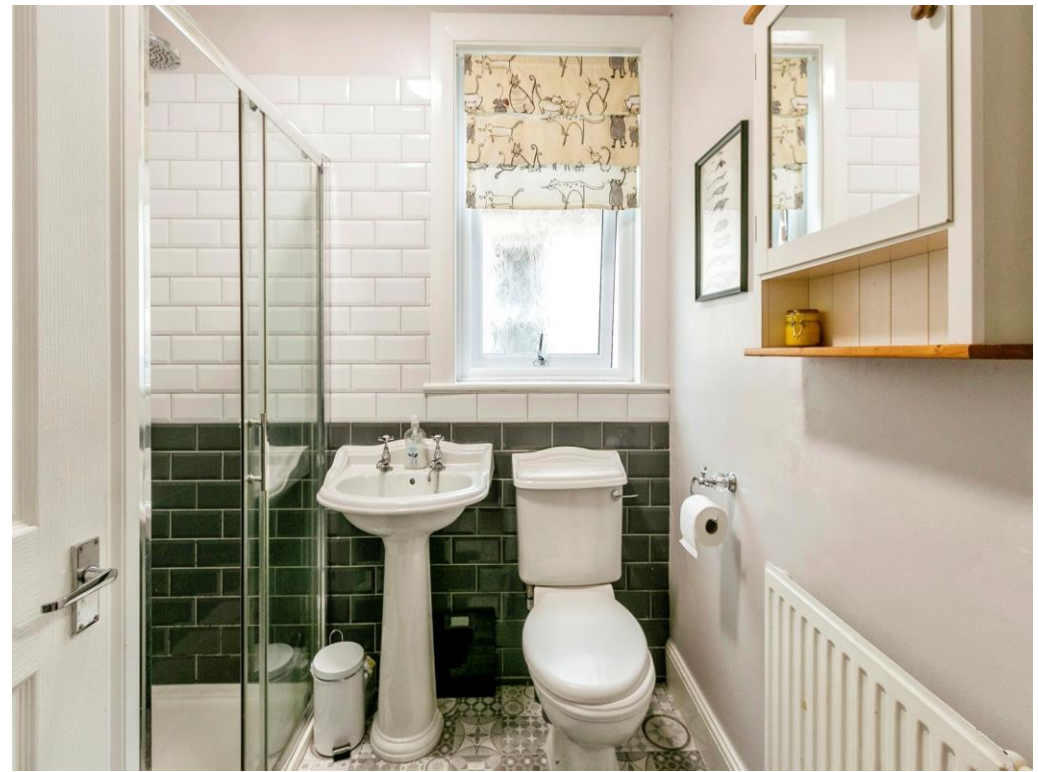
5' 11" x 10' 8" (1.80m x 3.25m)

Velux windows and access to eaves storage.

Outside

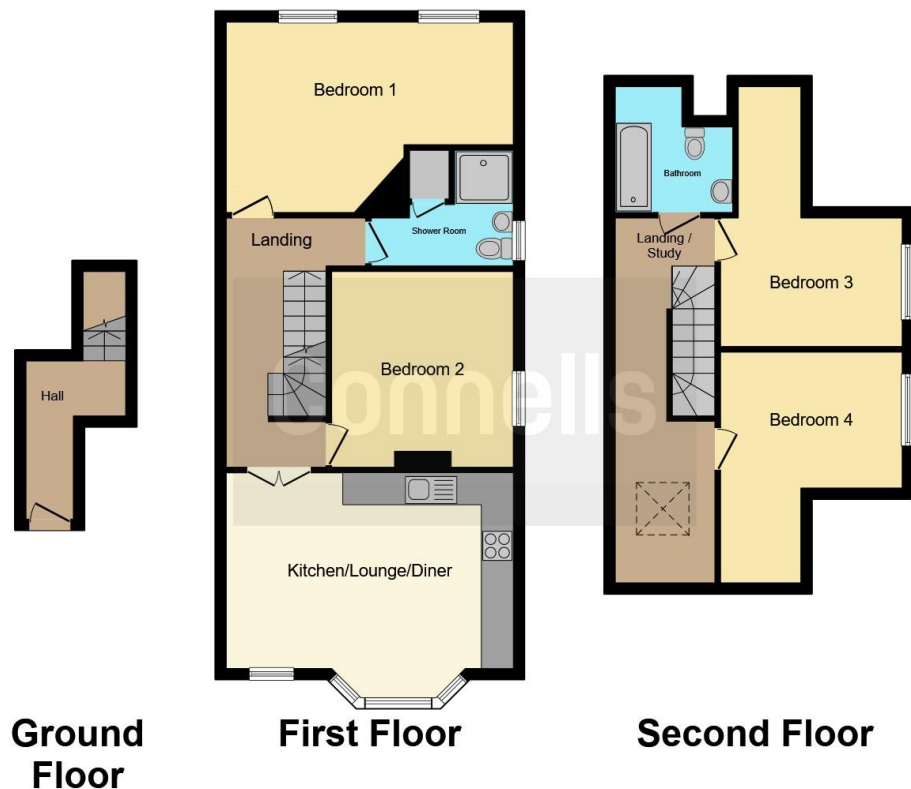
Rear Garden

Mostly patio space with brick built shed.









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

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689 Wimborne Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN306790

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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