

for sale

offers in excess of **£325,000** Freehold



## Stanfield Road Bournemouth BH9 2NN

A three bedroom detached house situated on Stanfield Road, Bournemouth. The property benefits from modern bathroom, fitted kitchen, three bedrooms, lounge patio rear garden, downstairs WC and off road parking. Please call to view to avoid disappointment



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# Property Details

## Accommodation

### Ground Floor

**Kitchen / Diner** 12' 11" x 18' 9" ( 3.94m x 5.71m )

Open plan

**Downstairs Wc** 5' 2" x 3' 9" ( 1.57m x 1.14m )

WC and wash hand basin

**Bedroom Two** 8' 5" x 12' ( 2.57m x 3.66m )

Window to front and side. Radiator

**Bedroom Three** 10' x 9' 11" ( 3.05m x 3.02m )

### First Floor

#### Landing

Stairs from ground floor. Storage cupboard. Access to loft

**Bedroom One** 10' x 13' ( 3.05m x 3.96m )

Front aspect window. Radiator

## Bathroom

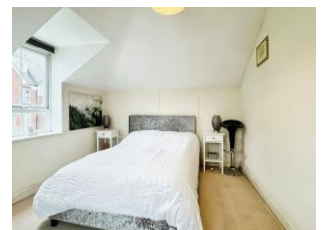
Suite comprising bath with shower over, WC, small heated towel rail and tiled floor

## Loft Area

Boarded loft with storage area

## Outside

Driveway for off road parking





To view this property please contact Connells on

**T 01202 525 411**  
**E [winton@connells.co.uk](mailto:winton@connells.co.uk)**

689 Wimborne Road  
BOURNEMOUTH BH9 2AT

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: WIN306961 - 0003

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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