



**Connells**

Evelyn Road  
Bournemouth





## Property Description

Nestled on a large corner plot, this spacious three-bedroom detached house offers an exciting opportunity for buyers looking to create their dream home. With off-road parking for multiple vehicles, this property is ideal for families or professionals seeking both convenience and potential.

The house features a generous layout, including a bright and airy living space, three well-proportioned bedrooms, and a sizeable kitchen. The property boasts a large, private rear garden, perfect for outdoor entertaining or further landscaping to suit your taste.

While in need of cosmetic refurbishment, this home offers fantastic scope for personalisation, allowing you to add value and tailor the space to your own style. Whether you're an investor or a homeowner with a vision, this property is a blank canvas with endless possibilities.

Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity to secure a property in a sought-after area.

## Entrance Porch

5' 2" x 4' 2" ( 1.57m x 1.27m )

## Entrance Hall

5' 11" x 14' 11" ( 1.80m x 4.55m )

Single radiator on entrance wall

## W.C

2' 7" x 4' 7" ( 0.79m x 1.40m )

Hand wash basin and WC

## Lounge

12' x 12' 5" 14'4 into bay ( 3.66m x 3.78m 14'4 into bay )

Front aspect double glazed bay windows, log burner in the fire place, Hardwood laminate flooring

## Dining Room

10' 4" x 13' 2" ( 3.15m x 4.01m )

Hardwood laminate flooring, feature fireplace, electric fire, radiator on wall

## Reception Room 3

13' 3" x 7' 3" ( 4.04m x 2.21m )

Side aspect double glazing, separate entrance door, radiator on wall, sliding doors into garden

## Kitchen

9' 3" x 15' 4" ( 2.82m x 4.67m )

Boiler on the wall, range of wall and base units, single radiator on wall, Hard laminate flooring with side aspect and rear aspect double glazing

## Landing

### Bedroom 1

9' 11" x 11' 11" 14'4 into bay ( 3.02m x 3.63m  
14'4 into bay )

Large built in wardrobes, radiator on entrance wall, carpeted, radiator in the front aspect bay, double glazed bay windows

### Bedroom 2

9' 1" x 13' 3" ( 2.77m x 4.04m )

Rear aspect double glazing, radiator below, hard laminate flooring, radiator on entrance wall

### Bedroom 3

9' 11" x 9' 3" ( 3.02m x 2.82m )

Rear aspect double glazing, heated towel rail in the room, shower in the corner, tiled around the shower, hand wash basin by shower, hard laminate flooring

## Loft Room

Converted loft room , eaves storage, 2 double glazed velux windows, radiator in the corner, fully carpeted.

## Rear Garden

Decking area, multiple sheds, side access gate, paving slabs walk down to the end of the garden,



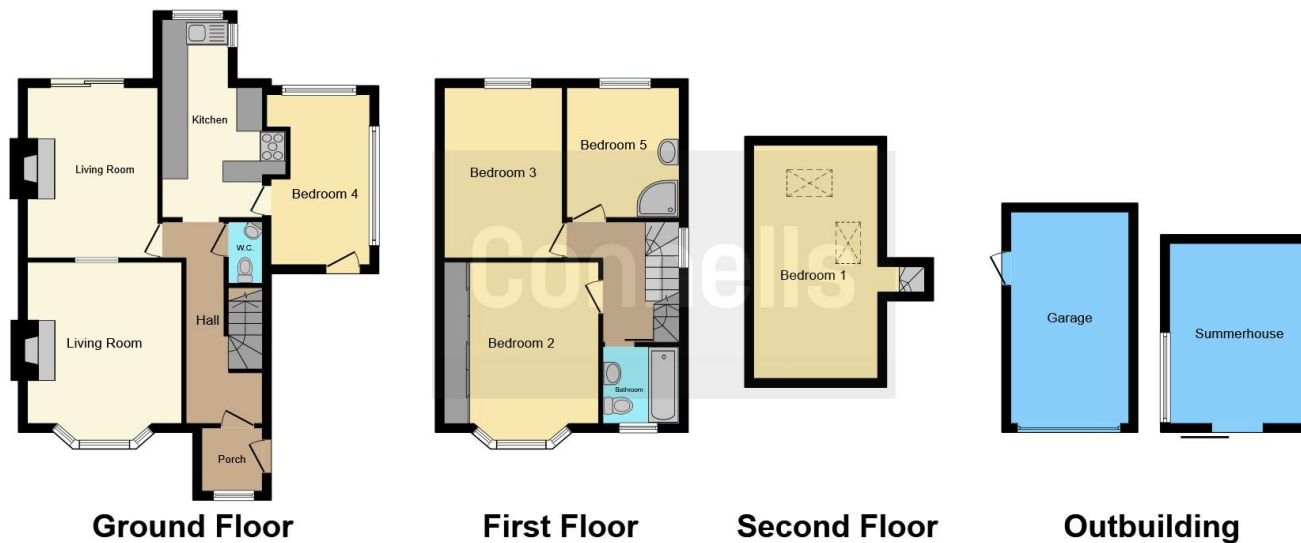












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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