



Connells

Rochester Road
Bournemouth



Property Description

Three-Bedroom End of Terrace Home - Quiet Residential Location, BH11

Offered with no forward chain, this well-proportioned three-bedroom end of terrace house is located in a peaceful residential area of Bournemouth's sought-after BH11 postcode.

The property features a bright and spacious lounge, a fitted kitchen, and a large south facing rear garden, perfect for families or those who enjoy outdoor living. Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, providing versatile accommodation.

Further benefits include off-road parking, gas central heating, and the potential to update and add value.

Positioned in a quiet cul-de-sac-style setting, with local schools, shops, and transport links nearby, this home represents an excellent opportunity for first-time buyers, families, or investors alike.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

13' 6" x 11' 6" (4.11m x 3.51m)

Hard laminate flooring, radiator, rear aspect double glazing into french doors open into dining room

Dining Room

7' 2" x 8' 10" (2.18m x 2.69m)
Rear aspect double glazing, radiator and laminate flooring

Kitchen

10' x 13' 9" (3.05m x 4.19m)
Wall & base units, gas hob & oven, extractor fan, wall mounted combi boiler, 4x front aspect double glazed windows and side aspect double glazing. Radiator, tiled floor, dishwasher and space for washing machine with plumbing. Side door entrance.

Entrance Hall

Exposed floorboards, understairs storage, radiator, front aspect double glazing

Landing

Access to loft & storage cupboards

Wc

Tiled floor, & WC, front aspect double glazing.

Bedroom 1

11' 6" x 13' 6" (3.51m x 4.11m)
Rear aspect double glazed window with radiator below, exposed floorboards and storage cupboard.

Bedroom 2

10' x 8' 11" (3.05m x 2.72m)

Rear aspect double glazed window with radiator below, exposed floorboards.

Bedroom 3

10' x 8' 10" (3.05m x 2.69m)
3x front aspect double glazed window with radiator below, built in storage cupboards.

Bathroom

Wash hand basin, bath with shower over, front aspect double glazed window, heated towel rail, tiled floor to ceiling

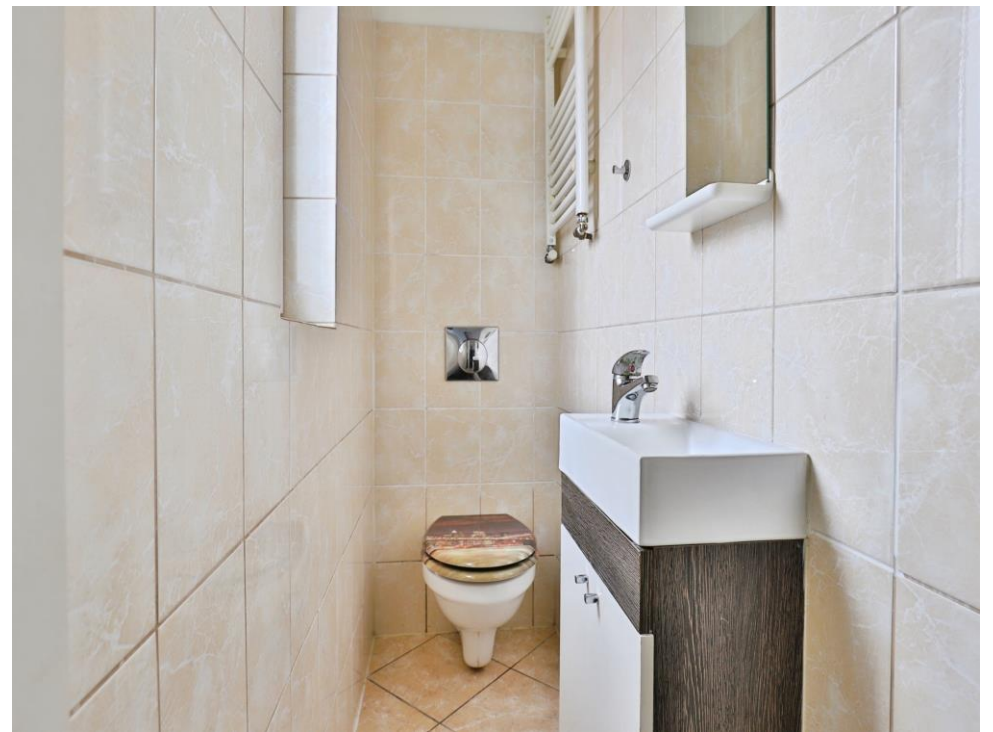
Rear Garden

All lawn, large timber shed.

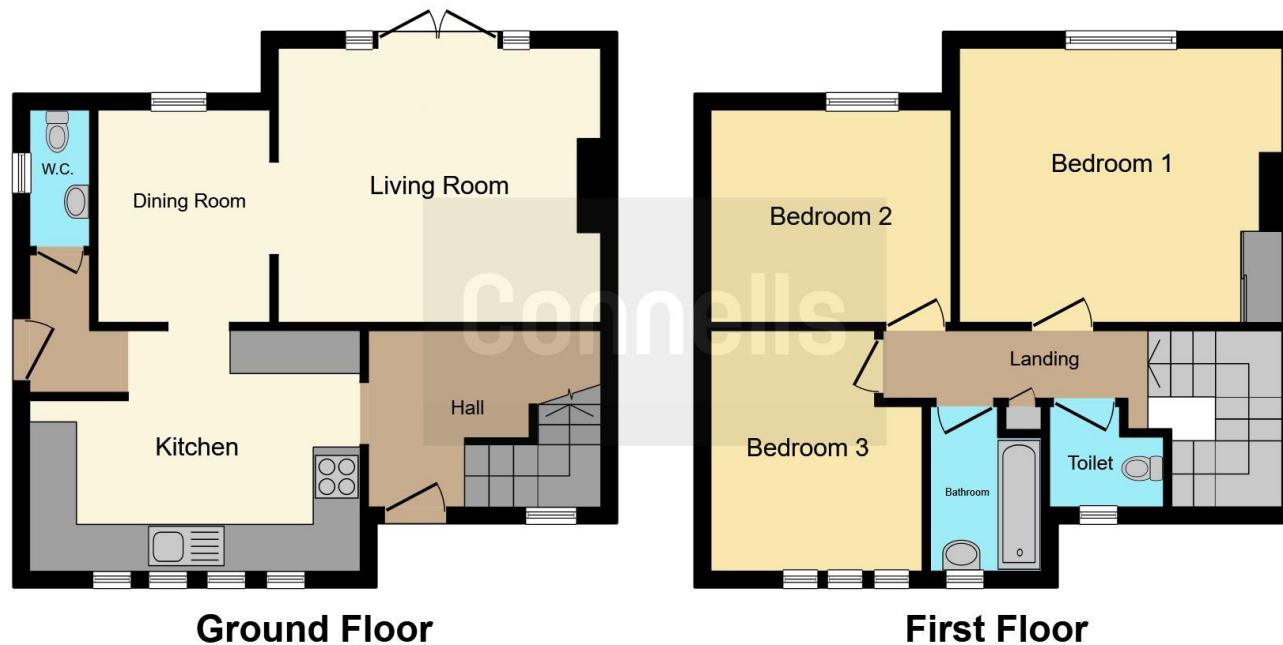
Parking

Dropped kerb space for 3+ cars, half concrete, half shingle.









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307451



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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