



**Connells**

Green Road  
Bournemouth



### Property Description

Connells Winton are delighted to offer this spacious three bedroom detached family home. The property boasts three double bedrooms with two bathrooms, modern fitted kitchen with integrated white goods, ample loft space and patio garden.

The property benefits from gas central heating, double glazing and off road parking for two cars.

Call us today to register your interest and book a viewing.

### Accommodation

#### Ground Floor

##### Entrance

Door to front

##### Cloakroom

Suite comprising walk in shower cubicle, WC and wash hand basin.

##### Lounge

21' 1" x 12' ( 6.43m x 3.66m )

Double glazed bay window to front. Two radiators.

##### Dining Room

11' 1" x 13' ( 3.38m x 3.96m )

Double glazed window to rear. Radiator

##### Kitchen

23' 3" x 7' 2" ( 7.09m x 2.18m )

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Built in oven with gas hob and cookerhood over. Window to side

#### First Floor

#### Landing

Doors to:-

##### Bedroom One

11' 10" x 13' ( 3.61m x 3.96m )

Double glazed window to front. Radiator

##### Dressing Room

Space for storage.

##### Bedroom Two

11' 11" x 12' 4" ( 3.63m x 3.76m )

Double glazed window to front. Radiator

##### Bedroom Three

Double glazed window to rear.

##### Bathroom

Suite comprising panel enclosed bath with shower over, WC and wash hand basin.

#### Outside

##### Front Garden

Fence enclosed front garden with mature trees and path to front door via gate.

##### Rear Garden

Fence enclosed rear garden with patio area and laid to shingle.





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](mailto:winton@connells.co.uk)**

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/WIN306744](http://connells.co.uk/Property/WIN306744)**

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.

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