



**Connells**

Stamford Road  
Bournemouth



### Property Description

Connells Southbourne are delighted to present this beautiful detached family home, perfectly situated less than 1 mile from Southbourne Beach an 0.6 miles from Southbourne Grove. Boasting three spacious bedrooms, this property offers ample space for growing families or those seeking a relaxing retreat. The interior features a modern kitchen/breakfast room, perfect for culinary enthusiasts, alongside a comfortable sitting room and separate dining room of ground floor bedroom.

Externally, the property benefits from off-road parking and a lovely garden, with a garden room with full power, which would make an ideal work from home space or games room. With its prime location, beautiful beaches, and local amenities within easy reach, this wonderful home is sure to appeal to a wide range of buyers.

### Approach

There is a dropped kerb to the front with an area of hardstanding providing off road parking. The front door opens into the;

### Entrance Hall

Stairs to the first floor landing. Radiator. Doors to all rooms.

### Ground Floor W.C

Obscure glazed window to the side aspect. Towel radiator. Low level WC. Wall hung wash hand basin.

### Dining Room

Double glazed bay window to the front. Radiator.

### Kitchen / Breakfast Room

Double aspect to the side and rear. Double glazed door to the side. Modern kitchen fitted with a range of high gloss wall and base units with wood block worktops over. 1 and a half bowl sink and drainer unit with tiled splash backs. Inset electric hob with extraction unit over. Eye level double oven. Space for fridge freezer. Space and plumbing for a washing machine. Cupboard housing the gas combination boiler. French doors to the rear garden.

Leading through to the;

### Sitting Room

Electric fireplace. TV Point. Radiator.



### **First Floor Landing**

Doors to all rooms.

### **Bedroom One**

Double glazed window to the rear. Radiator.

### **Bedroom Two**

Double glazed bay window to the front. Exposed brick wall. TV point. Radiator.

### **Bedroom Three**

Double glazed window to the rear. Radiator.

### **Bathroom**

Obscure glazed window to the front aspect. Three piece suite fitted with a tiled in bath with chrome shower attachment over. Exposed brick wall on one side with the rest tiled. Low level WC and wall hung wash hand basin with vanity unit. Chrome heated towel rail.

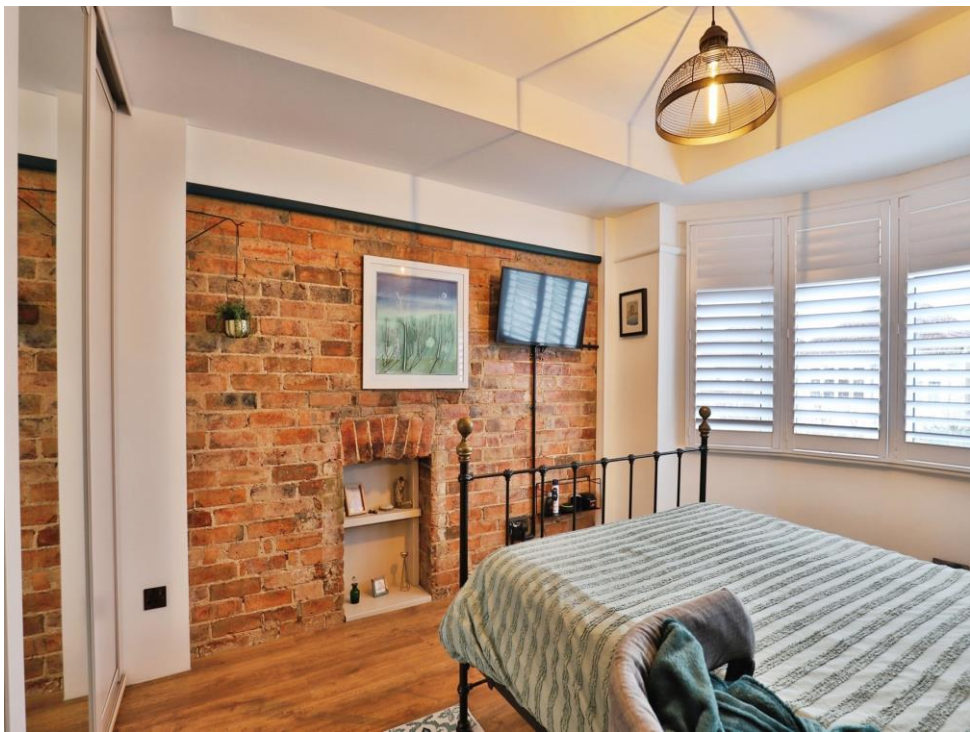
### **Outside**

The enclosed rear garden is mainly laid to lawn with shrub borders. At the rear, there is a garden room with a brick block paved patio area.

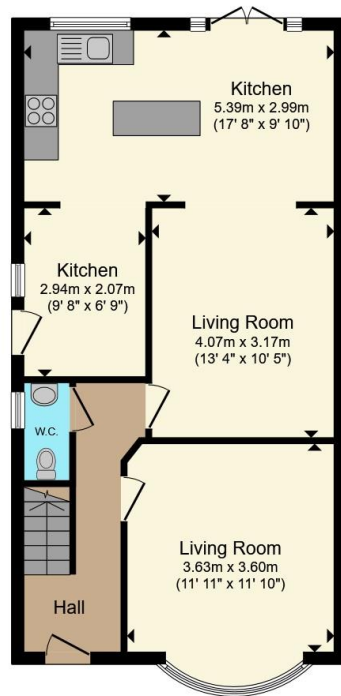
### **Agents Notes;**

Council Tax Band - BCP Band D

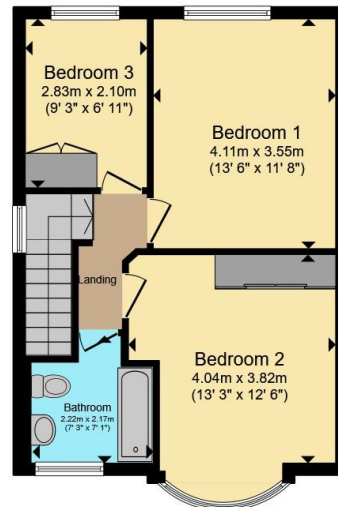




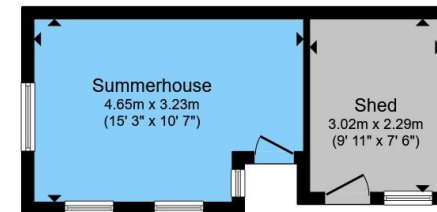




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 123.3 m<sup>2</sup> (1,327 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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73 Southbourne Grove  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBN306492](http://connells.co.uk/Property/SBN306492)**



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