





HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Opportunity knocks! A character end-of-terrace cottage circa 1900s with brick elevations occupying a generous garden plot with potential to expand (STPP) or redefine the existing footprint. The accommodation comprises of entrance hall, two separate reception rooms, a kitchen, a utility/ground floor WC, two first floor double bedrooms, a first floor bathroom (potential for redefining the first floor bathroom to over the stairs/media area to front, creating bedroom three - this is subject to any necessary building consents). Further potential to create off-road parking in the front garden.

The side and rear gardens are private and lawned. This property awaits a new owner... Is this your forever home?

RECESSED ENTRANCE PORCH

Panelled composite front door to the entrance hall.

ENTRANCE HALL

15' 4" x 6' 0" (4.67m x 1.83m)

Understair storage closet. Radiator.

LOUNGE

12' 1" x 12' 1" (3.68m x 3.68m)

Double-glazed window to front, charming view over lawned garden and James Road. Fitted gas fire and wall light points. Radiator.



DINING ROOM

11' 9" x 11' 1" (3.58m x 3.38m)

Double-glazed window to the rear with a view over a lawned mature garden. Radiator.

KITCHEN

8' 4" x 7' 3" (2.54m x 2.21m)

Double-glazed window to the side. Stainless steel sink unit and drainer, taps over. Fitted range of eye-level and base units incorporating drawers and roll top work surfaces over. Part tiled walls. Space for a gas cooker. Space for fridge/freezer. Door to utility.

UTILITY PORCH

10' 0" x 7' 5" (3.05m x 2.26m)

Provision for a washing machine and freezer. Radiator. Double-glazed door access to the rear and side garden, access into:

GROUND FLOOR WC

Low-level WC.

STAIRS TO FIRST FLOOR LANDING

Accessed via the entrance hall. Feature newel posts, hand rail and spindles. A returning landing to the front aspect with a double-glazed window. Access to the loft.

Media area - potential to form a new bathroom (STPP).

BEDROOM ONE

12' 5" x 11' 10" (3.78m x 3.61m)

Double-glazed window with a view over 'Bourne Valley'. Media point. Radiator.



BEDROOM TWO

11' 10" x 10' 8" (3.61m x 3.25m)

Double-glazed window to the rear, with a view over the private lawned rear garden. Radiator.

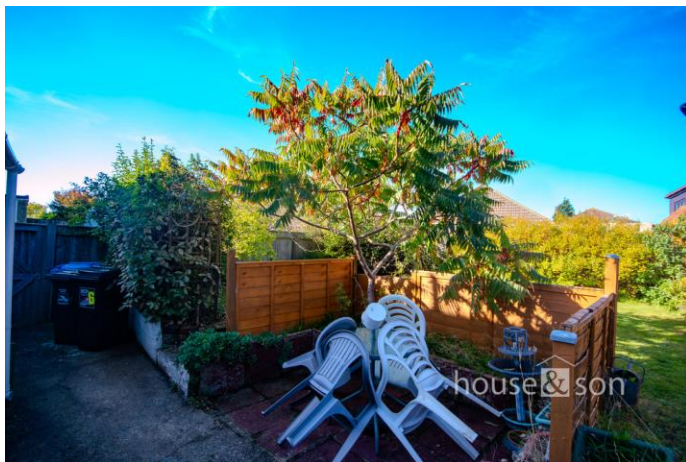
BATHROOM

8' 3" x 7' 5" (2.51m x 2.26m)

Obscure double-glazed window to the rear. Quadrant oversized shower. Fitted tray with sliding door enclosures, thermo T-bar shower.







OUTSIDE FRONT

Shared driveway. Footpath access to 6 James Road. The front garden is lawned with mature borders.

SIDE GARDEN

A good-sized lawned garden front to back, running along the pathway. An ideal area to extend (STPP).

REAR GARDEN

The rear garden has mature borders, a private outlook and gated access to the side garden.

OFF ROAD PARKING

Potential for off road parking, utilising part of front garden.

AGENT'S NOTE

6 James Road accessed by shared driveway to front, an elevated position. Potential for off road parking to front. Applicants to make their own enquiries prior to commitment to purchase.

DISCLAIMER

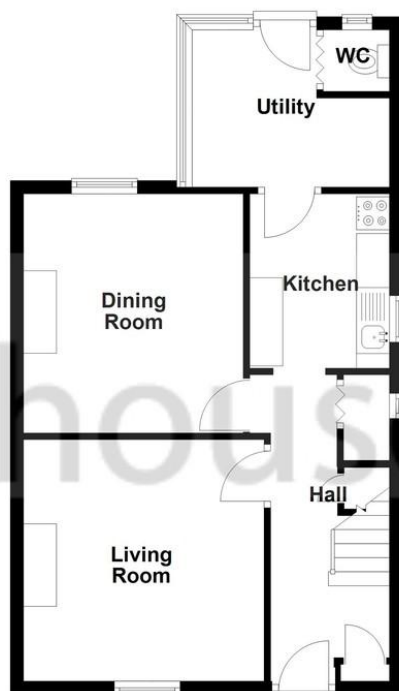
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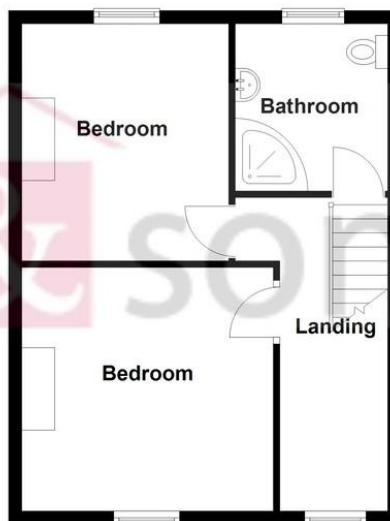
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Ground Floor



First Floor



Total area: approx. 89.3 sq. metres (961.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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|-----------------------------------|---------------|---------------------|--------------------------|
| 6 James Road POOLE BH12 1EA | Energy rating | Valid until: | 8 October 2035 |
| | D | Certificate number: | 9300-2371-9500-2405-2571 |
| Property type | | End-terrace house | |
| Total floor area | | 82 square metres | |