





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.



REAR GARDEN

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



DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

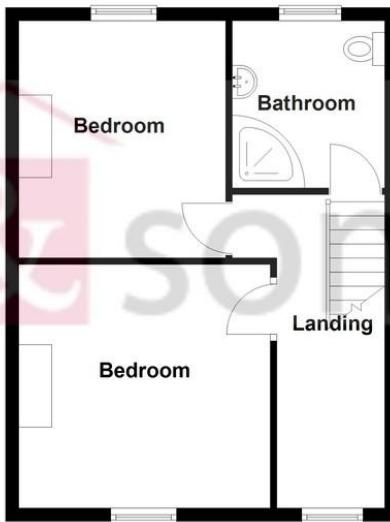
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Ground Floor



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.



6 James Road
POOLE
BH12 1EA

Energy rating
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Valid until: 8 October 2035
Certificate number: 9300-2371-9500-2405-2571

Property type

End-terrace house

Total floor area

82 square metres