



Connells

Abbott Road
Bournemouth



Property Description

Offered for sale with no onward chain, this substantial three-bedroom detached house presents an excellent opportunity for families or buyers seeking generous living space in a convenient residential location.

The property boasts three well-proportioned reception rooms, providing flexible accommodation ideal for entertaining, home working or multi-generational living. A useful basement further enhances the space on offer, suitable for storage or to be used as an additional room.

Externally, the home benefits from a garage and off-road parking, ensuring practicality for modern living. To the rear is a private garden, offering an inviting outdoor space for relaxation, gardening or family use.

With its detached status, versatile layout and absence of an onward chain, this property represents a fantastic opportunity to create a long-term home or investment. Early viewing is highly recommended to appreciate the space and potential on offer.

Entrance Hall

Laminate flooring, radiator, stairs to the first floor, understairs storage area.

Lounge

14' 10" x 14' 3" (4.52m x 4.34m)

Front aspect double glazed bay window, laminate flooring, radiator, electric consumer unit in cupboard.

Dining Room

12' 8" x 9' 6" (3.86m x 2.90m)

Laminate Flooring, radiator, rear aspect double glazing.

Reception Room 3

9' 1" x 8' 9" (2.77m x 2.67m)

Radiator, Laminate Flooring, side aspect double glazing.

Kitchen

14' 11" x 10' 9" (4.55m x 3.28m)

Flat Roof Extension, white wall and base units, tiled flooring, ceramic sink, hardwood work surfaces, radiator, induction hob, electric oven, rear aspect double glazing, side aspect double glazing, additional radiator, wall mounted combination boiler, side door to conservatory, side door to the lean to.

Utility Room (non Internal)

8' 8" x 7' 4" (2.64m x 2.24m)

paved flooring, accessed via kitchen,

Lean To

13' 8" x 6' 8" (4.17m x 2.03m)

plastic corrugated roof, wall and base units

Landing

two loft access points, side aspect double glazing

Bedroom 1

18' 6" x 12' 8" (5.64m x 3.86m)

Front aspect double glazed bay window, radiator

Bedroom 2

12' 8" x 9' 7" (3.86m x 2.92m)

rear aspect double glazing, radiator, carpeted

Bedroom 3

9' 3" x 8' 11" (2.82m x 2.72m)

Side aspect double glazing, radiator

Bathroom

11' 7" x 5' 10" (3.53m x 1.78m)

Corner double glazed window, side aspect double glazing, bath with shower over, WC, wash hand basin, vinyl flooring, tiled walls, radiator.

Shower Room

8' 1" x 3' 9" (2.46m x 1.14m)

Accessed via Lounge, WC, Wash hand basin, walk in shower, vinyl flooring, Ladder radiator, tiled walls, side aspect double glazing.

Basement Room

15' 2" x 15' 1" (4.62m x 4.60m)

Side aspect double glazing, radiator, electric meter in the cupboard

Front Garden

planting beds, brick boundary walls, concrete

surround to the property

Rear Garden

Patio, access to gated parking as well as garage

Detached Garage

14' 9" x 9' 9" (4.50m x 2.97m)

powered, up and over garage door,

Parking

dropped kerb with space for 1 vehicle to the rear of the property

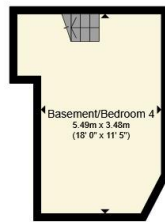
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





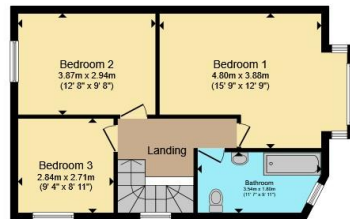




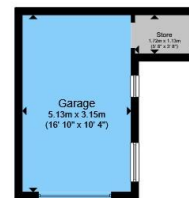
Basement



Ground Floor



First Floor



Outbuilding

Total floor area 172.9 m² (1,861 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



To view this property please contact Connells on

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689 Wimborne Road
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307781



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