



Connells

Portland Road
Bournemouth



Property Description

Situated in a popular residential location, this three-bedroom end-of-terrace house is arranged over three floors and offers well-proportioned living accommodation, making it ideal for families, professionals, or investors alike.

The property benefits from off-road parking to the front, providing convenient and practical access. Internally, the accommodation is set over three levels, offering flexible living space with a good balance between bedrooms and communal areas.

To the rear, the house enjoys a private garden, providing an excellent outdoor space for relaxing, entertaining, or family use.

Located within easy reach of local amenities, schools, transport links, and Bournemouth town centre, this home combines space, convenience, and a desirable position. Early viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Porch

Electric mains and fuseboard mounted on wall.

Entrance Hall

Radiator

Lounge

13' 11" x 13' 4" (4.24m x 4.06m)
Front aspect double glazed window, radiator below, gas fireplace.

Kitchen

13' 7" x 7' 2" (4.14m x 2.18m)
rear aspect double glazing, stairs down to bathroom and utility room, white base units

only, vinyl flooring

Utility Room

10' 5" x 8' 7" (3.17m x 2.62m)
rear access door to garden, rear access double glazed window, access to the bunker for storage, wall and base units, radiator, vinyl flooring.

Landing

rear aspect double glazing, previous airing cupboard now storage after boiler was changed to a combination boiler

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)
rear aspect double glazing, radiator below

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)
front aspect double glazed window, radiator, large storage cupboard

Bedroom Three

9' 6" x 5' 6" (2.90m x 1.68m)
front aspect double glazed window, radiator below.

Bathroom

6' 11" x 4' 4" (2.11m x 1.32m)
rear aspect double glazed window, wash hand basin, bath with electric shower over, tiled floor to ceiling

Rear Garden

patio and lawn space, shed, side gate access, external cold water tap.

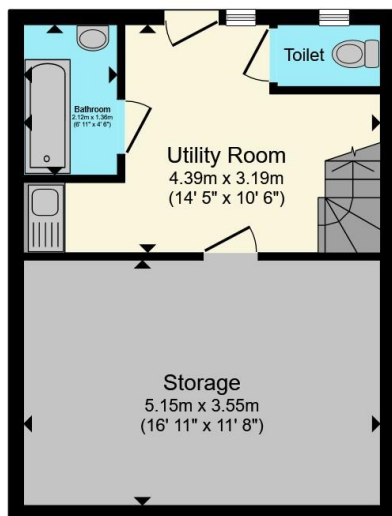
Parking

Driveway in front of the house with space for 1 car. kerb is dropped

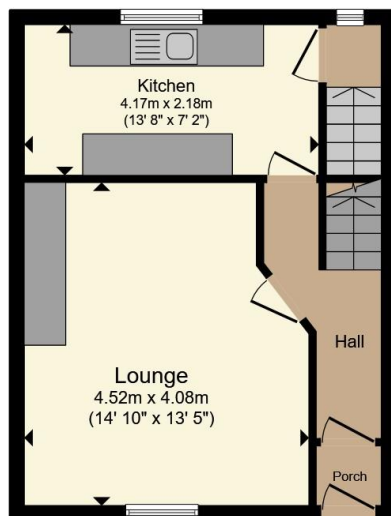
Agents Notes

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.

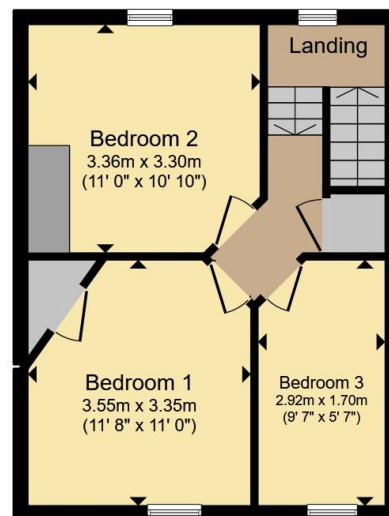




Lower Ground Floor



Ground Floor



First Floor

Total floor area 107.4 m² (1,156 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

Connells



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/WIN307750

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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