



Connells

Tower Road Tower Road
Bournemouth

Tower Road Tower Road Bournemouth BH1 4LA

for sale
£350,000



Property Description

Connells Southbourne are pleased to present these refurbished properties in Tower Road, which are nearing completion and positioned at the front of the new development.

The accommodation comprises an entrance hallway, ground floor cloakroom, bay-fronted kitchen/diner and a separate living room with sliding doors opening onto the private rear garden. The first floor offers three double bedrooms and a contemporary family bathroom. Flooring is fitted throughout, while the property also benefits from modern kitchen finishes, gas central heating and EV charger. Ideally located for easy access to Boscombe, Bournemouth town centre, excellent transport links and the stunning local coastline.

Entrance Hall

Wood effect lino throughout. Doors to all rooms. Stairs to the first floor landing.

Kitchen / Dining Room

Sitting area;

Double glazed bay window to the front aspect. Radiator.

Kitchen area;

Obscure glazed window to the side aspect. Contemporary kitchen fitted with matching wall and base units with inset electric hob, with electric oven underneath and pull out

cooker hood over. Space and plumbing for washer/dryer, space for integrated fridge freezer,

Cloakroom

Obscure glazed window to the side. Low level WC, wall hung wash hand basin. Radiator. Wall hung gas central heating boiler.

Sitting Room

Double glazed french doors opening onto the rear garden. Obscure window to the side. TV point.

First Floor Landing

Doors to all rooms. Access to loft via loft hatch.

Bedroom One

Double glazed window to the rear aspect. Radiator.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure glazed window to the front aspect. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Wall hung wash hand basin. Low level WC. Radiator. Tiling to principle areas. Wood effect lino flooring.

Outside

The rear garden is designed for ease of maintenance and enjoyment, featuring a paved patio area adjoining the sitting room, providing an ideal space for outdoor dining. The garden is fully enclosed by timber fencing, offering privacy and security, and benefits from convenient side access. There is allocated parking to the rear for one vehicle.

Specification

Kitchen

- * Soft-close drawers and cupboard doors
- * Laminate square-edge worktops
- * Contemporary fitted kitchen
- * Flooring selection available - Please ask for more details

Bathroom

- * Bath with shower over
- * Glass shower screen
- * Wall-hung hand basin
- * Concealed cistern WC
- * Contemporary sanitaryware

Heating / Electrical

- * Glow-worm combi boiler
- * Double panel radiators
- * White sockets and switches
- * USB charging points to habitable rooms
- * TV points to principal rooms
- * Smoke, heat and CO2 alarms fitted

Interior Finish

- * White matte emulsion throughout
- * Modern neutral décor
- * Flooring fitted throughout

Sustainability

- * EV charging provision

Agents Notes;

Council Tax - Band TBC by BCP Council

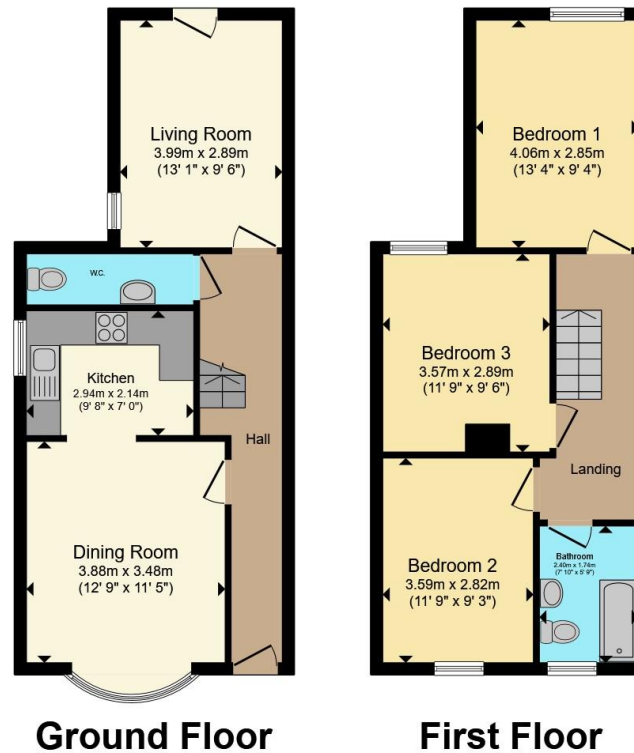
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Total floor area 88.4 m² (951 sq.ft.) approx

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Connells

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EPC Rating:
 Exempt

view this property online connells.co.uk/Property/SBN306812

Tenure: Freehold



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