



Connells

St Clements Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this end terraced family home, which presents a unique opportunity for a buyer. Currently configured as two separate flats, it offers significant potential for reconfiguration and development, subject to planning permission. While requiring a full refurbishment throughout, the property boasts four bedrooms, a sitting room, a dining room, and a rear garden. Offered with no forward chain, this is a fantastic chance to create your dream family home in a great location.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach and there are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find seafront restaurants as well as a surf school.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth.

Approach

A path leads to the front entrance porch and then front door opens into the;

Entrance Hall

Doors to ground floor rooms. Stairs to first floor landing.

Sitting Room

15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed window to the front aspect. Radiator. Fireplace. TV point.

Dining Room / Bedroom Four

12' x 12' max (3.66m x 3.66m max)

Double glazed window to the rear. Radiator. Fireplace.

Kitchen

12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to the side aspect. Wall and base units with inset stainless steel sink and drainer unit with tiled splashbacks.

Utility Room

10' 1" max x 8' 9" (3.07m max x 2.67m)

Single glazed window to the side. This could be turned into a single bedroom.

Bedroom One

15' 6" x 12' (4.72m x 3.66m)

Double glazed window to the front aspect.
Radiator.

Bedroom Two

12' 1" x 12' (3.68m x 3.66m)

Window to the rear aspect.

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

Single glazed window to the rear and side.
Door to the garden.

Bedroom Four

8' 8" x 8' 7" (2.64m x 2.62m)

Window to the rear aspect.

Study / Nursey

9' 7" x 5' 9" (2.92m x 1.75m)

Double glazed window to the front.

Bathroom

Single glazed window to the side. Bath with shower attachment over, Wall hung wash hand basin. WC.

Outside

Fully enclosed rear garden, laid to hardstanding, Gate to Walpole Walk. Off road parking via alleyway.

Agents Notes;

Council Tax Band - BCP Band C









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.focalagent.com

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: Exempt
 Council Tax Band: C

Tenure: Freehold

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