

Connells

Riverside Road
Bournemouth

Riverside Road
Bournemouth BH6 5NN

for sale offers in excess of
£400,000







Property Description

Nestled within a quiet cul-de-sac on sought-after Riverside Road, this semi-detached family home presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring full refurbishment throughout, the property offers superb potential and is set on a generous plot with a substantial rear garden.

The accommodation currently comprises well-proportioned living space with excellent scope for improvement and extension, subject to any necessary permissions. Outside, the large rear garden provides plenty of space for families, keen gardeners, or those looking to create an impressive outdoor entertaining area.

A particular feature of the property is the garage, which is accessed via a service lane to the rear. This lane also provides convenient access down to the picturesque River Stour.

Riverside Road is ideally located for families, with Twynham School and St Katharine's Church of England Primary School both within easy reach. The popular shopping areas of Tuckton and Southbourne are nearby, offering a wide range of everyday amenities, independent cafés and restaurants, Southbourne's award-winning beaches, Hengistbury Head and excellent transport links are also close at hand.

Offering enormous potential in a highly desirable location, this property represents a rare opportunity to acquire a home requiring modernisation.

Approach

Accessed from the front via a path that leads up to a UPVC door, giving access to;

Entrance Hall

Carpeted flooring, picture rail, pendant lighting, front aspect UPVC double glazed window, doors leading to living room and;

Wc

Part tiled walls, corner sink, side aspect UPVC double glazed window

Living Room

Front aspect UPVC double glazed window, carpeted flooring, pendant and wall lighting, fireplace, radiator, electrical sockets, double doors leading to;

Kitchen/Diner

L-Shaped, wood flooring, pendant lighting, radiator, matching wall and base units, rear aspect UPVC double glazed window, side aspect UPVC double glazed door, part tiled walls, stainless steel sink and drainer, space for washing machine, dishwasher and fridge freezer.

Conservatory

Side and rear aspect UPVC double glazed windows, sliding doors to garden, tiled flooring

Bedroom One

Front aspect UPVC double glazed window, carpeted flooring, picture rail, electric sockets, radiator.

Bedroom Two

Rear aspect UPVC double glazed window, pendant lighting, picture rail, electric sockets, radiator

Bedroom Three

Front aspect UPVC double glazed window, radiator, carpeted flooring,

Bathroom

Rear aspect UPVC double glazed window, bath with shower over, sink, tiled floor, radiator, part tiled walls.

Outside

Patio and large area laid to lawn, garage with side access and a rear gate giving access to the main garage door and parking space.

Agents Notes;

Council Tax Band - BCP Band C

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.



















Total floor area 95.7 m² (1,031 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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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306813

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.