



**Connells**

Rushmere Road  
BOURNEMOUTH



## Property Description

Connells Southbourne are delighted to offer this ground floor freehold flat, benefiting from its own private entrance. The property features two bedrooms, a bright sitting room, and a separate kitchen, along with the added advantage of a private rear garden and off-road parking. The property now requires modernisation, offering an excellent opportunity for buyers to update and personalise to their own taste.

The property is located 0.5 miles from Iford playing fields which is home to Bournemouth's BMX track and offers River Walks. The areas of both Tuckton and Southbourne are 1 mile away, which are serviced by public transport and offers a variety of boutique shops, cafe/bars and restaurants. Located both in Southbourne and Christchurch are two mainline railway stations serving Bournemouth to London Waterloo. Another benefit to this location is the access to the award winning sandy beaches, riverside walks and the New Forest. The property is also located within the catchment of some well regarded schools.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

## Approach

Gated driveway providing off road parking, bordered by mature hedging and planting which offers a good degree of privacy. The frontage is neatly maintained, with a low level garden area enhancing the overall kerb appeal.

Side entrance door opening into the;

## Entrance Hall

Understairs storage cupboard. Doors to all rooms.

## Sitting Room

Double glazed bay window to the front aspect. Radiator. Stone fireplace.

## Bedroom 1

Double glazed window to the rear. Built in wardrobes, Radiator.

## Bedroom 2

Double glazed window to the front aspect. Radiator.

## Kitchen

Double glazed window to the rear aspect. Fitted with wall and base units with a stainless steel sink and drainer unit.. Space and plumbing for washing machine. Space for freestanding oven. Wall hung gas central heating boiler. Separate pantry cupboard.

## Bathroom

Obscure glazed window to the side. Panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Towel Radiator. Fully tiled walls.

## Outside

The property benefits from a well established rear garden, offering privacy with mature hedging to the boundaries. The garden is predominantly laid to lawn, complemented by a variety of well stocked flower beds, shrubs, and ornamental planting, creating an attractive and peaceful outdoor space.

A paved patio area adjoins the rear of the property, providing an ideal spot for outdoor dining and entertaining, There is also a timber garden shed for storage.

## Agent Notes;

Tenure : Freehold

Ground Rent: £0

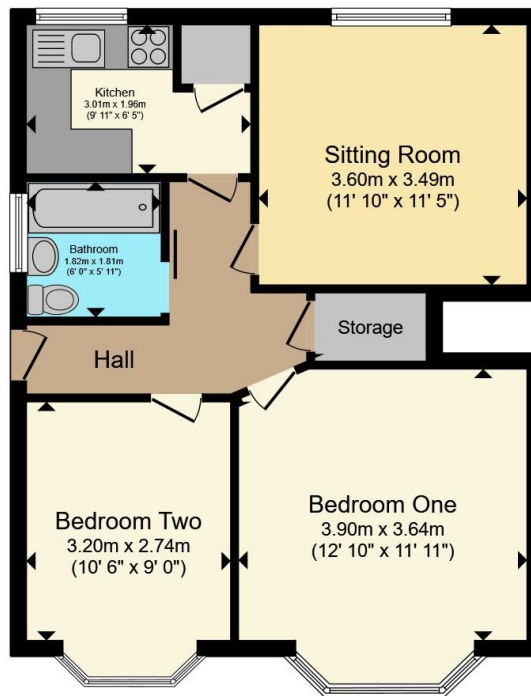
Service Charges: Split 50/50 with upstairs

Council Tax - Band B - BCP Council









## Ground Floor

Total floor area 55.8 m<sup>2</sup> (601 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBN306664](http://connells.co.uk/Property/SBN306664)**



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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