



Connells

Southcote Road
BOURNEMOUTH



Property Description

Offered to the market via online auction, this ground floor flat presents a fantastic opportunity for those looking to add value through modernisation. Ideally situated just half a mile from Bournemouth Train Station, the property offers a prime location with excellent connectivity. This unique residence benefits from owning the freehold and features its own private entrance, ensuring a sense of independence and convenience. The internal accommodation briefly comprises a spacious lounge, a functional kitchen, a bathroom, and two well-proportioned bedrooms.

Externally, the property stands out with the inclusion of both front and rear gardens, off-road parking. Adding significant versatility, the property includes a purpose-built garden annexe, complete with a living room, kitchen, bathroom, and a mezzanine sleeping area—perfect for guests, a home office, or extended family accommodation. This property is a rare find for investors and owner-occupiers alike, offering immense potential to transform a well-located space into a bespoke home.

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).

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.

Entrance Hall

Telephone point. Cupboard for storage. Further cupboard housing water with shelving for storage. Doors off to all principal rooms.

Lounge

Double glazed window to rear and side aspect. Television point. Feature fireplace.

Kitchen

Single glazed part glazed door to side aspect. Double glazed window to rear aspect. Range of wall mounted and base level units surmounted by a roll edge work surface incorporating a stainless steel sink drainer unit. Space for washing machine and cooker. Part tiled. Boiler.

Bathroom

Double glazed window to side aspect. Coloured suite comprising of Low level wc, wash hand basin and paneled bath. Part tiled.

Bedroom 1

Double glazed window to front and side aspect. Radiator. Built in wardrobes.

Bedroom 2

Double glazed window to front aspect. Glass fronted built in wardrobes.

Outside

Front garden laid to hard standing with shrub borders. Driveway leading to purpose built garden annexe. Rear garden laid to hard standing with shrub and fencing borders.

Garden Annex

Offering a living area, kitchen and bathroom, with a mezzanine floor accommodating the bedroom area.

Agents Notes;

Tenure : Freehold

Ground Rent: £0

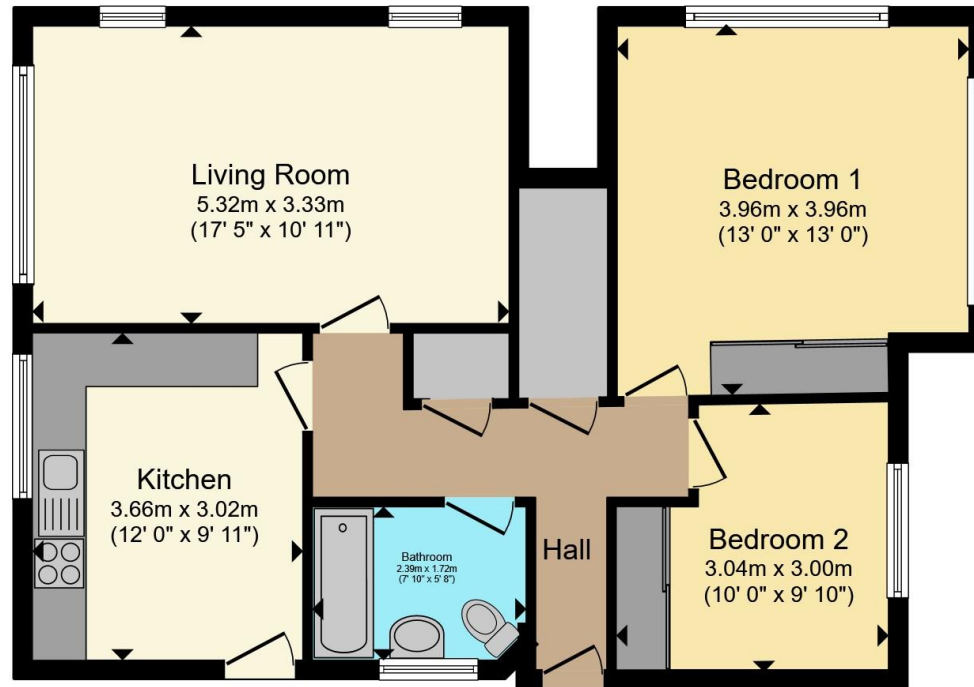
Service Charges: Split 50/50 with upstairs

Council Tax - Band B - BCP Council









Ground Floor

Total floor area 68.9 m² (742 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



To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306614



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.

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