



£495,000

96 Lowther Road, Bournemouth, BH8 8NS



SAXE COBURG™

Property Experts







### **Main Description.**

Nestled on the desirable Lowther Road in Bournemouth, this impressive five-bedroom detached house offers a fantastic opportunity for those looking to create their dream home. Spanning an ample 1,731 square feet, the property boasts a spacious layout that includes two reception rooms, perfect for both entertaining guests and enjoying family time.

The house features a large rear garden, providing a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the integral garage and parking for up to five vehicles ensure that you will never be short of space for your cars or visitors.

Inside, the property includes a convenient ground floor shower room, alongside a family bathroom, catering to the needs of a busy household. While the home is in need of refurbishment, this presents a unique chance for buyers to personalise and enhance the space to their liking.

With its prime location in Bournemouth, this detached house is not only a spacious family home but also a canvas for your vision. Whether you are looking to invest or settle down, this property is brimming with potential and awaits your creative touch.

N.B: Under Section 21 of the 1979 Estate Agency Act we declare that the Vendor is connected with Saxe Coburg Estate Agents Ltd,



### **FEATURES & SPECIFICATIONS**

- Detached house
- 5 spacious bedrooms
- Large rear garden
- 2 reception rooms
- Integral garage
- Parking for 4 cars
- Ground floor shower room
- Family bathroom
- In need of refurbishment



**GROSS INTERNAL AREA**  
**FLOOR 1: 819 sq.ft, 76 m<sup>2</sup>, FLOOR 2: 912 sq.ft, 85 m<sup>2</sup>**  
**TOTAL: 1731 sq.ft, 161 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





<https://www.saxecoburg.co.uk>

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