



Connells

Boscombe Grove Road
Bournemouth



Property Description

Welcome to this beautifully presented three-bedroom end-of-terrace home, ideally positioned on Boscombe Grove Road in the sought-after Springbourne area. Arranged over three floors, the property offers a spacious main bedroom with en-suite shower room, along with two further double bedrooms. On the ground floor, there is a fitted kitchen and a bright living room opening onto the private rear garden. The accommodation is completed by a modern family bathroom and a convenient downstairs WC. Outside, the property benefits from off-road parking for two vehicles.

The location is a standout feature. A short stroll takes you to Kings Park, while the nearby high street offers a range of shops, cafés and restaurants. Bournemouth town centre lies approximately 1.3 miles away, with access to 10 miles of sandy beaches, and a shortcut providing a walk to the seafront in around 20 minutes. Commuters will benefit from proximity to the mainline train station and easy access to the A31 and A338.

Approach

To the front of the property is a driveway providing off-road parking for two vehicles. The front door opens into the entrance hall.

Entrance Hall

Doors leading to the kitchen, sitting / dining room, and Downstairs WC Stairs lead to the first-floor landing.

Kitchen

Front aspect window. Fitted kitchen comprising a range of wall and base units with wood block effect work surfaces over, sink and drainer unit, integrated oven, gas hob with cooker hood over, space for fridge/freezer, space for under counter dishwasher and washer dryer. Wall mounted gas central heating boiler.

Downstairs W.C

Low level WC, pedestal wash hand basin, radiator.

Sitting / Dining Room

Double glazed patio doors lead onto the private rear garden. TV & telephone points. Radiator.

First Floor Landing

Doors leading to Bedroom One, Bedroom Two and stairs lead to the second-floor landing.

Bedroom One

Double glazed window to the rear aspect.
Ceiling fan. Door to the;

En-Suite

Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled splashbacks.

Bedroom Two

Double bedroom with front aspect double glazed window, ceiling fan and radiator.

Bedroom Three

Good-sized double bedroom with roof window and radiator.

Bathroom

Modern bathroom with roof window, comprising a panel-enclosed bath with shower over, low-level WC, pedestal wash hand basin and chrome heated towel rail. Tiled splashbacks.

Outside

Fully enclosed rear garden, mainly laid to lawn, with a paved patio area directly off the house and an extended side patio running the length of the property. This provides a generous and practical outdoor space for seating and dining, with side access leading to the front of the property. Timber shed.

Agents Notes;

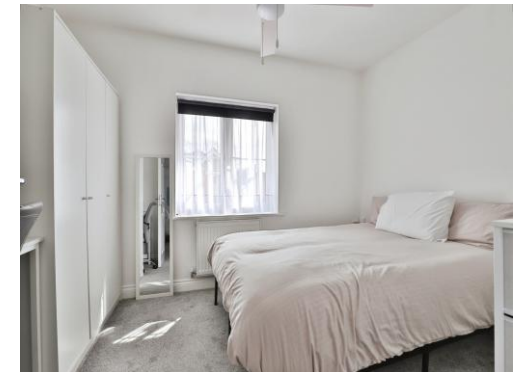
Council Tax Band - BCP Band C

Boiler Service and Gas Safety Check completed January 2026

Smoke Alarms wired with a 10-year life, installed 2023

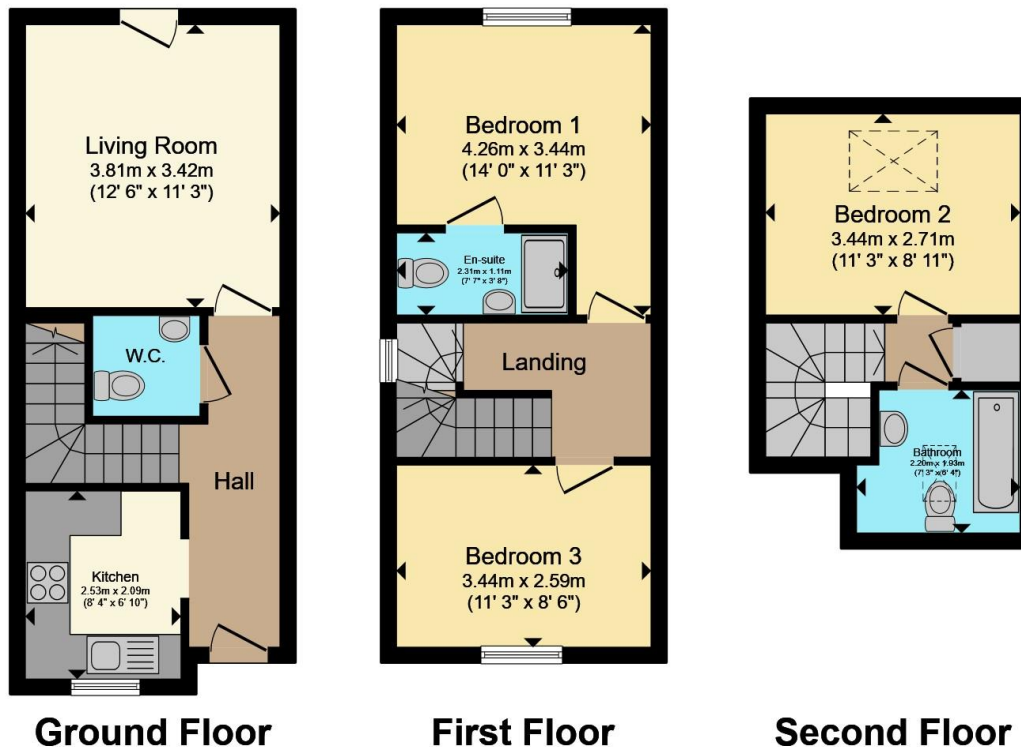
EICR Safety Check January 2026

Boiler installed June 2023 10-year manufacturer warranty









Total floor area 79.5 m² (855 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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306654



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