

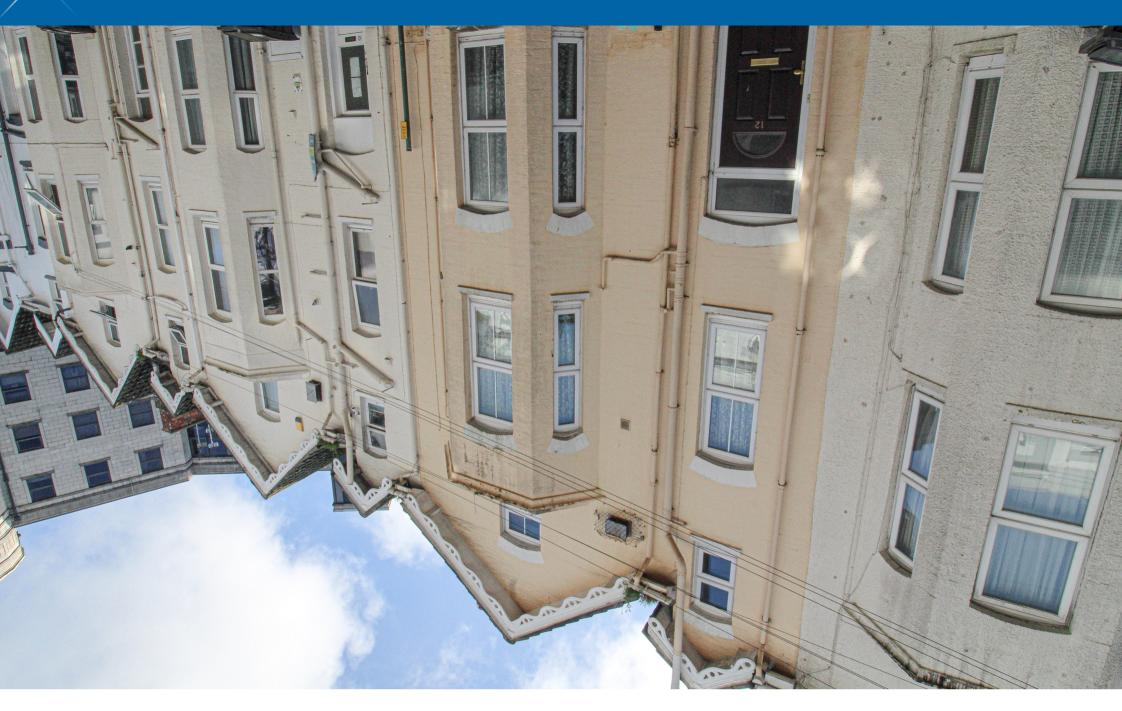
land & new home

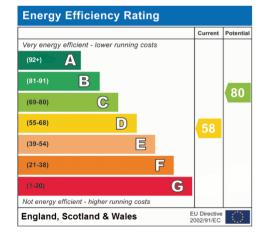
mortgages

sgnittal

residential sales

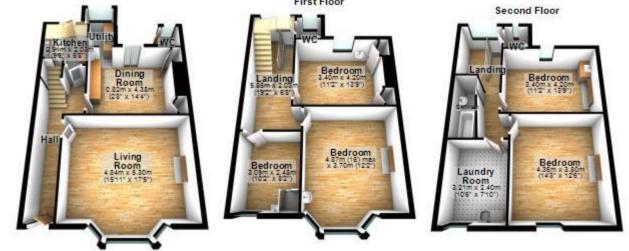
plown & Kay













Relocation

network

rightmove △ find your happy



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



12 Tregonwell Road, Bournemouth, Dorset BH2 5NR

Guide Price £350,000

The Property

NO FORWARD CHAIN Brown and Kay are marketing for sale this six bedroom, three storey town house located in the heart of Bournemouth. The property is now in need of modernisation but offers potential for the incoming buyer.

The property is ideally positioned in the heart of Bournemouth well placed to take advantage of all the area has to offer. Bournemouth town itself offers a wide variety of shopping and leisure pursuits together with a range of restaurants and wine bars. Miles upon miles of golden sandy beaches are also within walking distance and stretch to Southbourne and beyond in one direction and the famous Sandbanks in the other. The area is also well served with public transport to include bus services operating to surrounding areas and main line rail station with links to London Waterloo.

ENTRANCE HALL

Double glazed front door through to the entrance hall, stairs to the first floor.

LIVING ROOM

16' 5" x 16' 5" (5.00m x 5.00m) High ceilings, front aspect double glazed bay window, radiator, gas fire (not tested).

DINING ROOM

11' 8" x 11' 2" (3.56m x 3.40m) Rear aspect double glazed window, sliding door to courtyard garden, door to storage cupboards, radiator, archway to the kitchen, gas fire (not tested).

KITCHEN

7' 8" x 4' 0" (2.34m x 1.22m) Stainless steel sink unit, space for gas cooker, side aspect double glazed window, rear aspect single glazed window.

BEDROOM TWO

12' 7" x 11' 2" (3.84m x 3.40m) Rear aspect double glazed window, pedestal wash hand basin, two storage cupboards, radiator.

BEDROOM THREE

10' 3" x 8' 3" (3.12m x 2.51m) Front aspect double glazed window, pedestal wash hand basin, corner tiled shower cubicle.

SECOND FLOOR LANDING

Returning staircase, rear aspect double glazed window, split level.

W.C.

Low level w.c., rear aspect window, hatch to loft space.

BEDROOM FOUR

UTILITY ROOM

7' 8" x 6' 8" (2.34m x 2.03m) Base units with work surfaces over, wall mounted boiler, space for washing machine, space for fridge/freezer, door to understairs storage cupboard housing the gas meter, rear aspect door to the courtyard.

FIRST FLOOR LANDING

Approached via a returning staircase with rear aspect double glazed window, split level, radiator, stairs to the second floor.

W.C.

Low level w.c., rear aspect window.

BEDROOM ONE

16' 5" x 12' 4" (5.00m x 3.76m) max in to bay. Front aspect double glazed bay window, sink unit with cupboard beneath, radiator, high ceilings.

14' 2" x 12' 8" (4.32m x 3.86m) Front aspect double glazed window, gas fire (not tested).

BEDROOM FIVE

13' 11" x 11' 2" (4.24m x 3.40m) Rear aspect double glazed window, sink unit with cupboard below.

BEDROOM SIX/STORE ROOM

10' 8" x 7' 10" (3.25m x 2.39m) sink unit, front aspect double glazed window.

SECOND FLOOR SHOWER ROOM

Wash hand basin with cupboards below, panelled bath with tiled surround, shower unit over, part tiled walls.

COURTYARD GARDEN

Area of hardstanding, retaining wall, door to outside storage cupboard.

COUNCIL TAX - BAND D