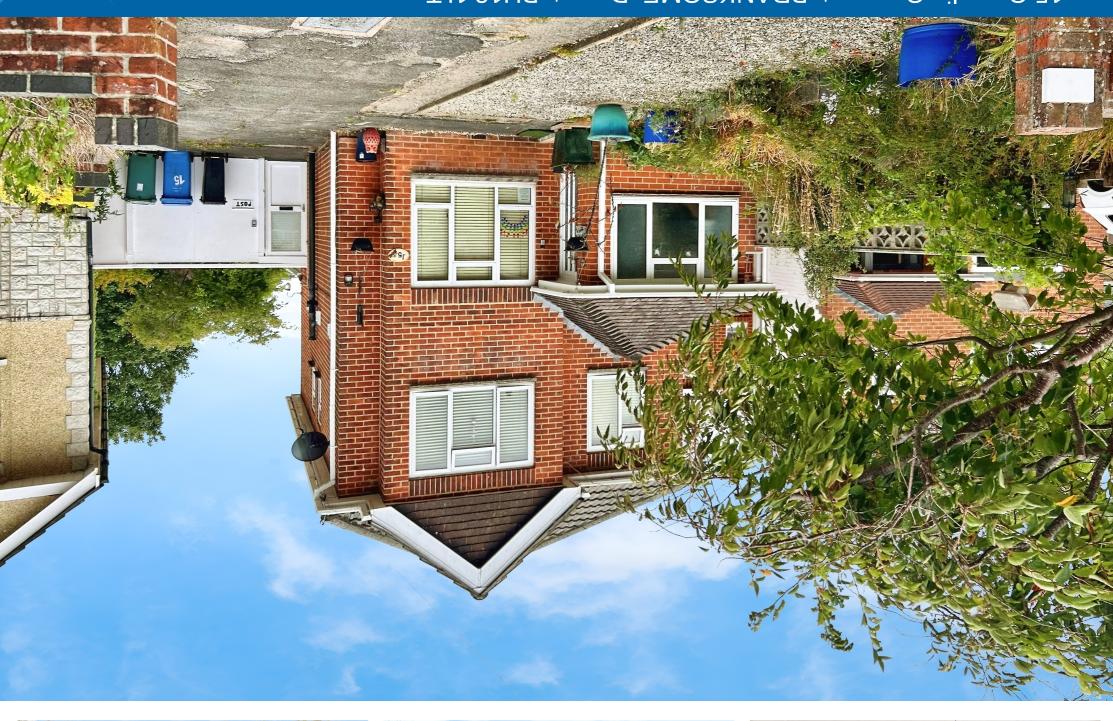
15 Cornelia Crescent, BRANKSOME, Dorset BH12 1LT















The Property Ombudsman SALES





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





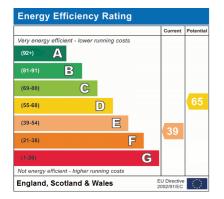




THE PROPERTY

A unique and rare opportunity to acquire this three bedroom detached character home, set on an extremely generous plot with the benefit of an oversized garage and workshop. The property presents an exciting project for the right buyer, with scope to modernise and create a truly stunning family home. Offering plenty of potential both inside and out, this home is ideal for those seeking a renovation project in a desirable setting and a viewing is highly recommended to fully appreciate all this home has to offer.

The property is situated in the highly popular area of Branksome, ideal for families with local school - Bishop Aldhelm's CE Primary within walking distance. Talbot Heath nature reserve/heathland is within walking distance and is a haven for many species of wildlife and ideal for a leisurely stroll. Local amenities are also close by as is Ashley Road with a wide and varied range of shopping facilities and bus services which operate to surrounding areas. The bustling village of Westbourne, renowned for its laid back vibe and eclectic mix of cafe bars, boutique shops and restaurants as well as the usual high street names such as Marks and Spencer food hall is also nearby. For beach lovers, miles upon miles of golden sandy shores stretch from the famous Sandbanks to Bournemouth and beyond.



MATERIAL INFORMATION

Tenure - Freehold

Parking - Oversize Garage and Driveway

Fuel - Oil

Utilities - Mains Electricity & Water

Drainage - Mains Drainage

Broadband - Refer to Ofcom website

Mobile Signal - Refer to Ofcom website

Counci Tax - Band C

EPC Rating - E

KEY FEATURES

- DETACHED FAMILY HOME
- SOUGHT AFTER SCHOOL CATCHMENT
- EXTREMELY LARGE REAR GARDEN
- IN NEED OF SOME MODERNISATION
 - THREE DOUBLE BEDROOMS
 - TWO BATHROOMS
 - DRIVEWAY
 - GARAGE / WORKSHOP
- QUIET CUL DE SAC LOCATION
 - TENURE FREEHOLD



Total floor area: 1,268 sq.ft.