



brown & kay

15 Cornelia Crescent, BRANKSOME, Dorset BH12 1LT

£450,000



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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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
- Council 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C		
(69-80)		
D		65
(55-68)		
E	39	
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total floor area: 1,268 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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