



EDWARDS
ESTATE AGENTS

SPRING ROAD

BOURNEMOUTH, BH1 4PS



A HOUSE IS NOT A HOME
WITHOUT A POMEANIAN

HOME
SWEET

HOME



OFFERS OVER £275,000

An excellent opportunity to purchase a charming THREE BEDROOM TERRACED HOUSE in a PRIME LOCATION in the vibrant town of Bournemouth. This home boasts a spacious living room that welcomes you with warmth and light. The OPEN PLAN KITCHEN AND DINING AREA seamlessly connect to the rear garden, creating an ideal space for family gatherings or summer barbecues.

Arranged over three floors, the accommodation is thoughtfully designed to maximise space. The modern, fully tiled bathroom is conveniently located on the ground floor, with three well-proportioned bedrooms situated on the first and second floors, with two of them featuring built-in wardrobes, providing ample storage solutions.

This property is ideally located within walking distance of Bournemouth's finest amenities and bus, coach, and railway stations, making commuting a breeze. The new BH2 complex, along with Bournemouth/Lansdown University Campus, is just a short stroll away, offering a variety of entertainment and educational options. Additionally, the award-winning beaches of Bournemouth are within easy reach, perfect for leisurely days by the sea.

Additional Information

Energy Performance Rating: D

Council Tax Band: B

Tenure: Freehold

Specialist Issues: Downstairs was damp proofed when the current owners purchased the property

Rights and Easements: The vendor believe they have right of way over a neighbouring property to access their own garden

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Street parking permit not required

Utilities: Mains electricity, mains gas, mains water

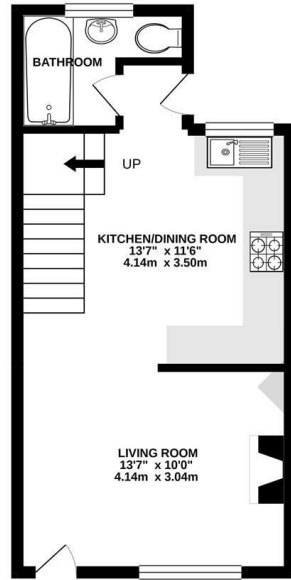
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



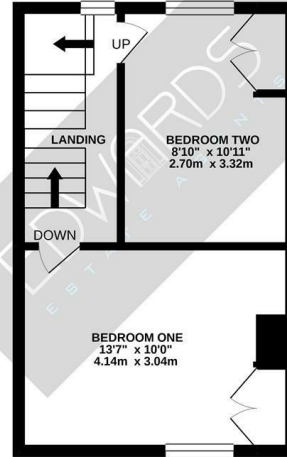
GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



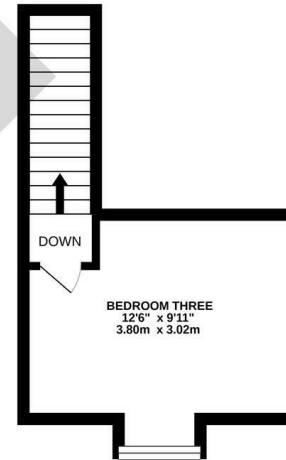
TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



Ferndown Office

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