

6 Cromwell Gardens, Southbourne,
Bournemouth, Dorset, BH5 2EA

Guide Price **£415,000**



3

Bedrooms



1

Living



2

Bathroom & Ensuite



1

Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A 'move in ready' home close to Southbourne High Street.

ARE YOU SEARCHING FOR A MODERN 'MOVE IN READY' HOME CLOSE TO SOUTHBOURNE HIGH STREET? THIS IMMACULATELY PRESENTED THREE-STOREY TOWNHOUSE IS AVAILABLE IMMEDIATELY AND OFFERED FOR SALE CHAIN FREE.

With accommodation arranged over three floors this end-terrace town house offers deceptively spacious accommodation and is set in a modern courtyard style development within easy striking distance of Southbourne Grove, Pokesdown train station, and the areas golden sandy beaches.

Built in 2016, very well cared for by our client, and recently redecorated throughout, the property is presented in exceptional condition and is very much ready to move into.

The ground floor is served by a welcoming hallway with Amtico flooring which also leads to a ground floor WC and has stairs leading to the first floor.

The lounge/dining room is set to the rear of property and offers ample space for a range of living room furniture with French doors leading out to an enclosed rear garden. It also offers a large and very useful understairs storage cupboard.

Overlooking the front of property and finished with Amtico flooring, a separate kitchen comes fitted with eye and base level cupboards along with an integrated fridge/freezer, washing machine and dishwasher, plus a four-ring gas hob with extractor over and electric oven below.



Bedrooms two, three, and a family bathroom are all set on the first floor. The second bedroom makes a good double room and has twin windows overlooking the rear of property with the third set to the front and making a good size single room.

The family bathroom comes fitted with a low level WC, hand wash basin, heated towel rail, and a full-sized bath which has a shower over with shower screen to side and wall mounted mixer.

The master bedroom is set on the top/second floor and is a very generous double room featuring Velux windows to the front and rear aspects. It also benefits from an en-suite shower which has a large walk-in shower, WC, heated towel rail and wash hand basin.

Outside, to the front of property there is a small, hedge enclosed area of garden, and an allocated parking space. The fully enclosed rear garden is partly laid to lawn with a patio abutting the rear of the home and a wooden store located to side boundary. A pathway leads from the front of the property to the rear garden giving easy access for bikes or similar.

In our opinion this property presents an excellent opportunity, property of this nature being hard to find within the local area. Please contact us to arrange your internal viewing.

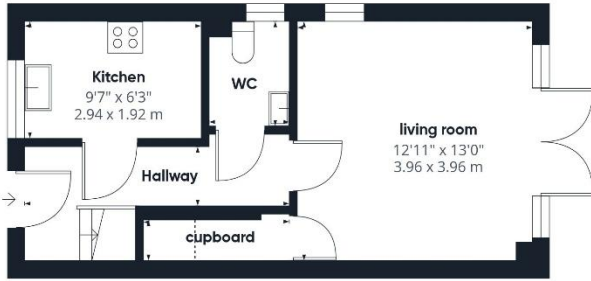
THE TENURE: Freehold

ANNUAL CHARGES: There is an annual charge for the upkeep and management of the communal courtyard and parking area. This year's charge was £TBC

Council tax- Band B

KEY POINTS

- No chain
- Immaculate throughout
- Accommodation over 3 floors
- Allocated parking
- Enclosed rear garden
- En-suite to a generous master



Ground Floor



Floor 1

Approximate total area⁽¹⁾

932 ft²
86.6 m²

Reduced headroom

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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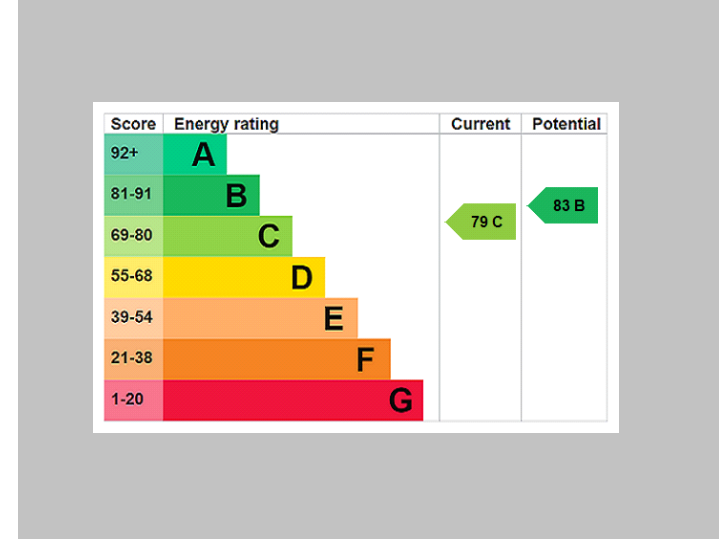


Floor 2



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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