



**Stourvale Road Bournemouth BH6 5JB**

**£350,000 Freehold**







Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
Bournemouth, BH9 2AD



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**£350,000 Freehold**

Adams Property Agents are delighted to offer for sale this 2 bedroom terraced house situated in the sought-after Southbourne area. This house offers modern living with excellent outdoor space and parking.

This home presents bright and tastefully modernised accommodation throughout, has a large sunny and secluded rear garden, and a driveway with space for 2 cars.

On the ground floor this home benefits from a modern kitchen with 5 burner hob and dining area leading into a spacious garden, separate living room, convenient built in storage and stairs leading to the first floor.

The garden space is very sunny with paved patio area ideal for outdoor dining and entertaining.

On the first floor are two double bedrooms, one of which has an en-suite (currently used as WC & walk in wardrobe) and a three-piece spacious family bathroom.

Southbourne has become extremely popular, with good school catchments and being within walking distance of local amenities, beaches and transport links.

An internal inspection is highly recommended to appreciate the accommodation on offer. Property is offered with no forward chain.

Offers of around £350,000 will be considered.

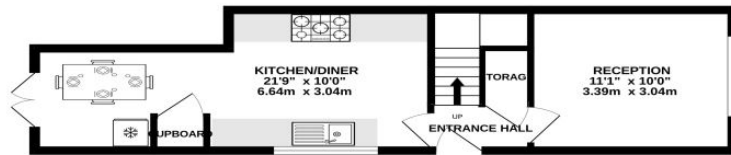
Tenure: Freehold

Council Tax Band: B

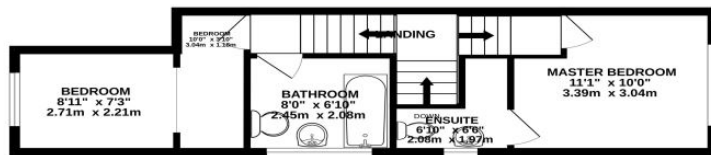
Energy Rating: C



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq ft (66.1 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a basis for any measurement or for any other purpose. It is intended to be used as a guide only. The floorplan is not intended to be used as a basis for any measurement or for any other purpose. It is intended to be used as a guide only. The floorplan is not intended to be used as a basis for any measurement or for any other purpose. It is intended to be used as a guide only.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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