



Stourvale Road Bournemouth BH6 5JB

£359,000 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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Adams Property Agents are delighted to offer for sale this 2 bedroom terraced house within walking distance of popular Southbourne Grove, clifftop and award-winning beaches.

This home presents bright and tastefully modernised accommodation throughout, has a large sunny and secluded rear garden, and a driveway 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, living room, storage and stairs leading to the first floor.

The garden space is very sunny, and it has a lovely patio for BBQs/socialising and a lawn for play.

On the first floor are two double bedrooms, one of which is with an en-suite and a three-piece 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.

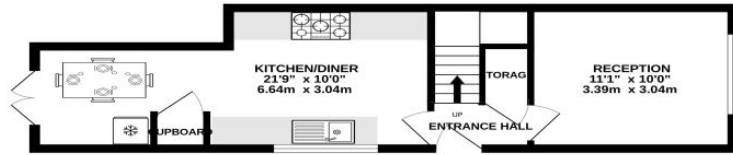
Offers of around £359,000 will be considered.

Tenure: Freehold

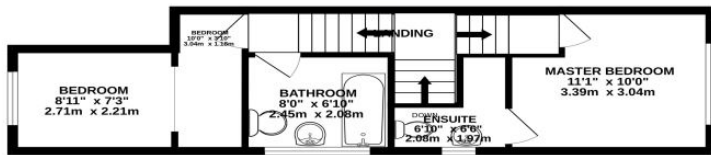
Council Tax Band: B

Energy Rating: C

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



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



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TOTAL FLOOR AREA 711 sq ft (66.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, cubage and other facts are approximate and no responsibility is taken for any error or omission in this statement. The plan is for illustrative purposes only and should not be used for any legal purpose. The services, approvals and applications shown here are not intended and no guarantee is given for their availability or efficiency for the agent.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

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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