

**Derek J.
Rolls**

**Your Local Independent
Estate Agents and Valuers**

958 Wimborne Road, Moordown,
Bournemouth BH9 2DG

01202 525778

www.derekjrolls.co.uk

Email: office@derekjrolls.co.uk

team



32 Russel Road, Bournemouth, BH10 7HD

Ref: BDM220180

Asking Price £310,000



For Sale with No Forward Chain. Benefits from a large plot with Extension Potential. 3 Bed End Terrace in need of Modernisation. Residential Location close to Kinson Facilities and backing onto a Recreation Area. Viewing Advised, Great Potential.

VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY. TELEPHONE 01202 525778.

**The Property
Ombudsman**

Agents Note. We have inspected the above property for the purpose of preparing property particulars only. We have not tested the services or appliances, where applicable and recommended that prospective purchasers arrange for a qualified person to check the aforementioned, before entering into any commitment.

Although these particulars are intended to give a fair description of the property, they do not constitute any offer or contract, and their accuracy is not guaranteed.

OnTheMarket.com
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The UK's number one property website

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Features Include

- *For Sale with No Forward Chain
- *Generous Plot with Potential for Extension/Development
- *In Need of Modernisation
- *Spacious Entrance Hall
- *Front Aspect Lounge
- *Kitchen/Diner
- *Cloakroom
- *3 Bedrooms
- *Family Bathroom
- *Night Store
- *Electric Heating
- *Upvc Double Glazed
- *Viewing Essential

Entrance Hall

Via upvc Glazed panel door. Under stair area with low level cupboard housing the Electric meter and consumer unit. Further Upvc Glazed panel with Access to the Rear Garden.

Cloakroom

Low level Wc. Rear aspect Window.

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Living Room 13'7" (4.14) x 10' (3.05) plus recess of 5'6" (1.68) x 3'2" (0.97)

Floor to ceiling front aspect window. Television Cable point.

Kitchen Dining Room 11'9" x 10'9" (3.58m x 3.28m)

Fitted base and wall units with a Sink unit, work surface, Tiled splash backs, space for appliances, with electric and gas points large store cupboard with a Gas point. (Note Gas is not currently connected). Rear aspect window.

Landing

Stairwell from the Entrance Hall. Large store cupboard and loft access. Doors to;

Bedroom 1 12'11" x 12'4" (3.94m x 3.76m)

Good size double room with a rear aspect.

Bedroom 2 10'4" x 9'10" (3.15m x 3m)

A double room with a front aspect.

Bedroom 3 9'11" x 6' (3.02m x 1.83m)

A single room with a front aspect.

Bathroom

A white suite of a panelled bath with a "Triton" electric shower over and tiled surround, hand basin with a cupboard under and low level Wc. Rear aspect window. Fan heater.

OUTSIDE

The Property occupies a generous plot with an open plan front and side garden, offering scope for extension, currently laid to lawn with stocked borders. The Rear Garden is enclosed by Timber Panel Fencing, mainly lawn extending to approx. 64'. Outside tap and block built store shed.

Council Tax band B

Total Sqm 86 or 925 Sq ft. (Sourced from the EPC)

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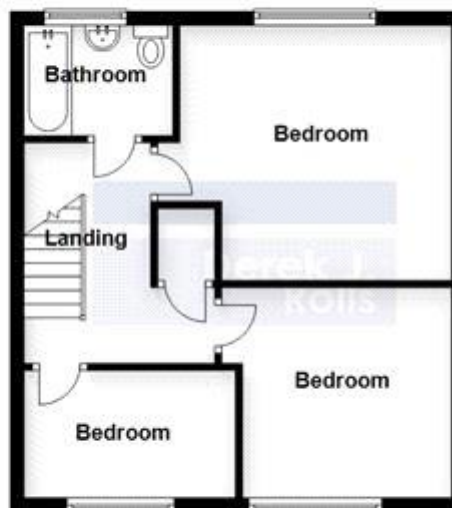
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Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 09 March 2023

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