



171 Southcote Road, Bournemouth,  
Dorset BH1 3SP

Offers in excess of  
**£285,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A great opportunity to personalise to taste!

This detached property is set in a convenient location, being just a short distance from Lansdowne interchange, Bournemouth train station and its links into London Waterloo and local beaches.

The property is currently laid out as two apartments and is in need of full refurbishment. The property is held on one title but has separate services including council tax (band B ).

The ground floor apartment offers a large double bedroom, living room, kitchen and bathroom and has direct access into the garden. The first floor comprises of two bedrooms, a living room, kitchen and bathroom with a separate WC.

The property is double glazed, and has gas fired central heating with modern combination boilers.

Externally, there is ample parking to the front of the property, and a good-sized garden, which is conveyed with the property itself and not individual

apartments.

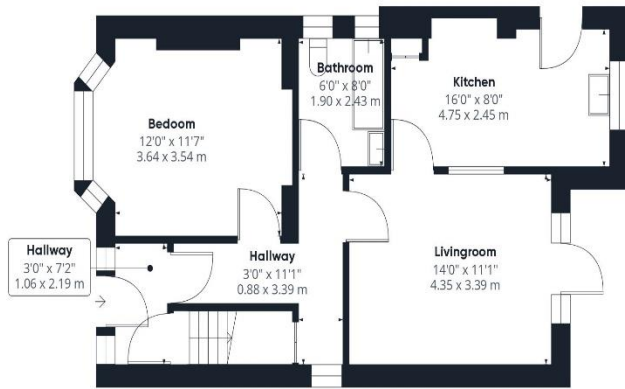
The house could be turned back into a good-sized family home, with four bedrooms or would also make a great buy to let investment producing £1850 - £1950 pcm.

A great opportunity for a home to personalise to taste or a rental investment, and offered for sale with no onward chain, an internal inspection comes highly recommended!

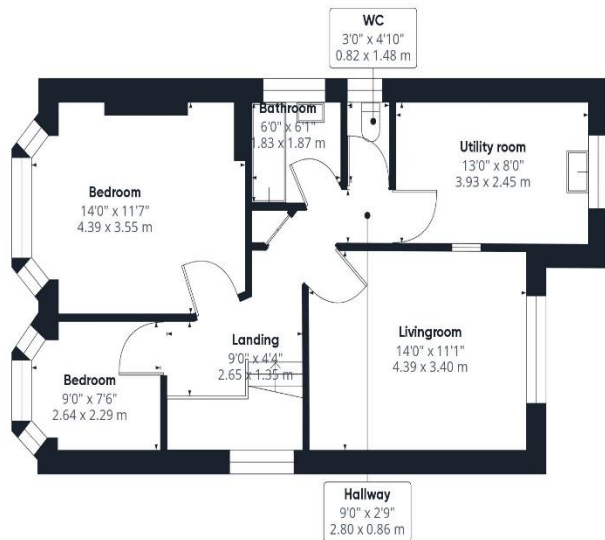


## KEY POINTS

- In need of refurbishment
- Currently two apartments
- Held on one title
- Over 1200 square foot
- Great investment opportunity
- Off road parking
- Garden
- No onward chain



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1232.58 ft<sup>2</sup>  
114.51 m<sup>2</sup>

(1) Excluding balconies and terraces

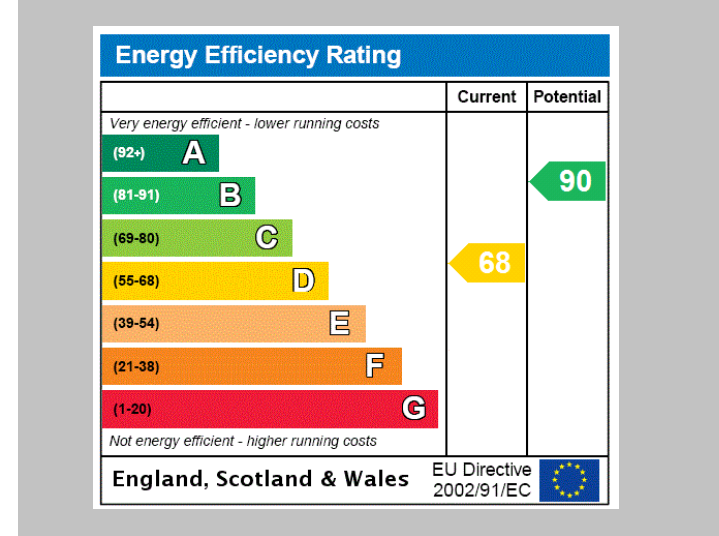
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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