



Estate Agents **RICHARD GODSELL** Auctioneers
Est. 1928

Colemore Road, Boscombe East, Bournemouth, Dorset, BH7 6RZ

Guide Price £525,000

DEVELOPMENT OPPORTUNITY | Three Bedroom Detached House on Large Plot with Scope for Redevelopment (STPP) | Hallway | Through lounge | Kitchen | Downstairs W/C | First Floor Landing | Three Bedrooms | Bathroom | Garage | Approx 130' Rear Garden | No Chain



A rare chance to purchase a three bedroom detached house with a large rear garden and potential for a building plot. The opportunity exists to create a detached bungalow in the rear garden for a separate dwelling, or perhaps granny annex style accommodation - subject to planning permission. All enquires are welcome.

The main house is a 1920's built detached three bedroom house featuring spacious room sizes and benefiting from double glazing, gas central heating, 25' through lounge, kitchen, ground floor w/c, three good sized bedrooms and a family bathroom. To the side is an attached garage and driveway (which if severed could create the new access drive for any building at the rear).

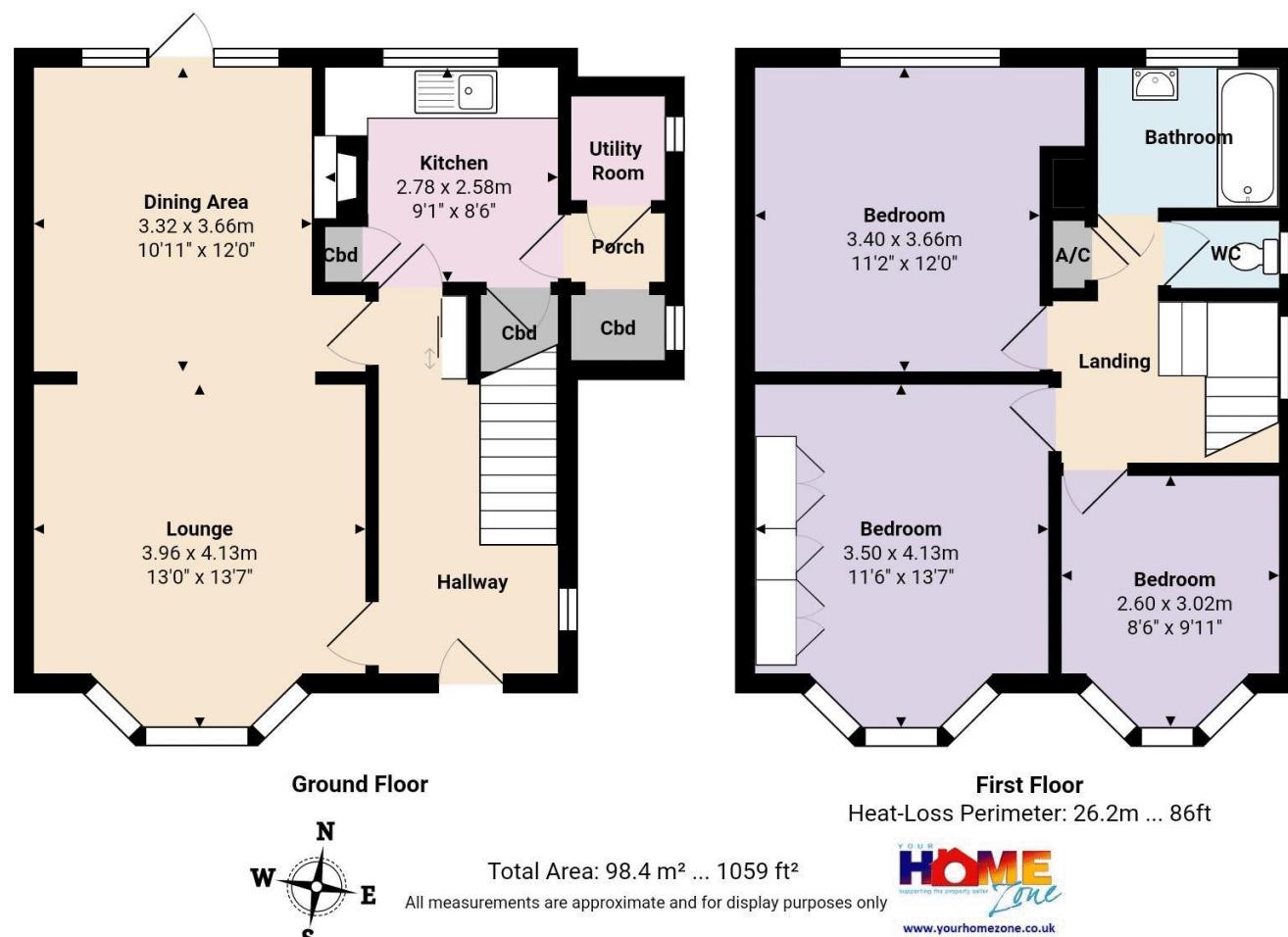


The council have been approached in the past and in principle have no objections to a development of this kind being proposed. A new dwelling could consist of a 2/3 bedroom detached bungalow or chalet bungalow.



Council Tax Band: E

EPC Rating: Band D



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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.