



Estate Agents



Auctioneers

**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.

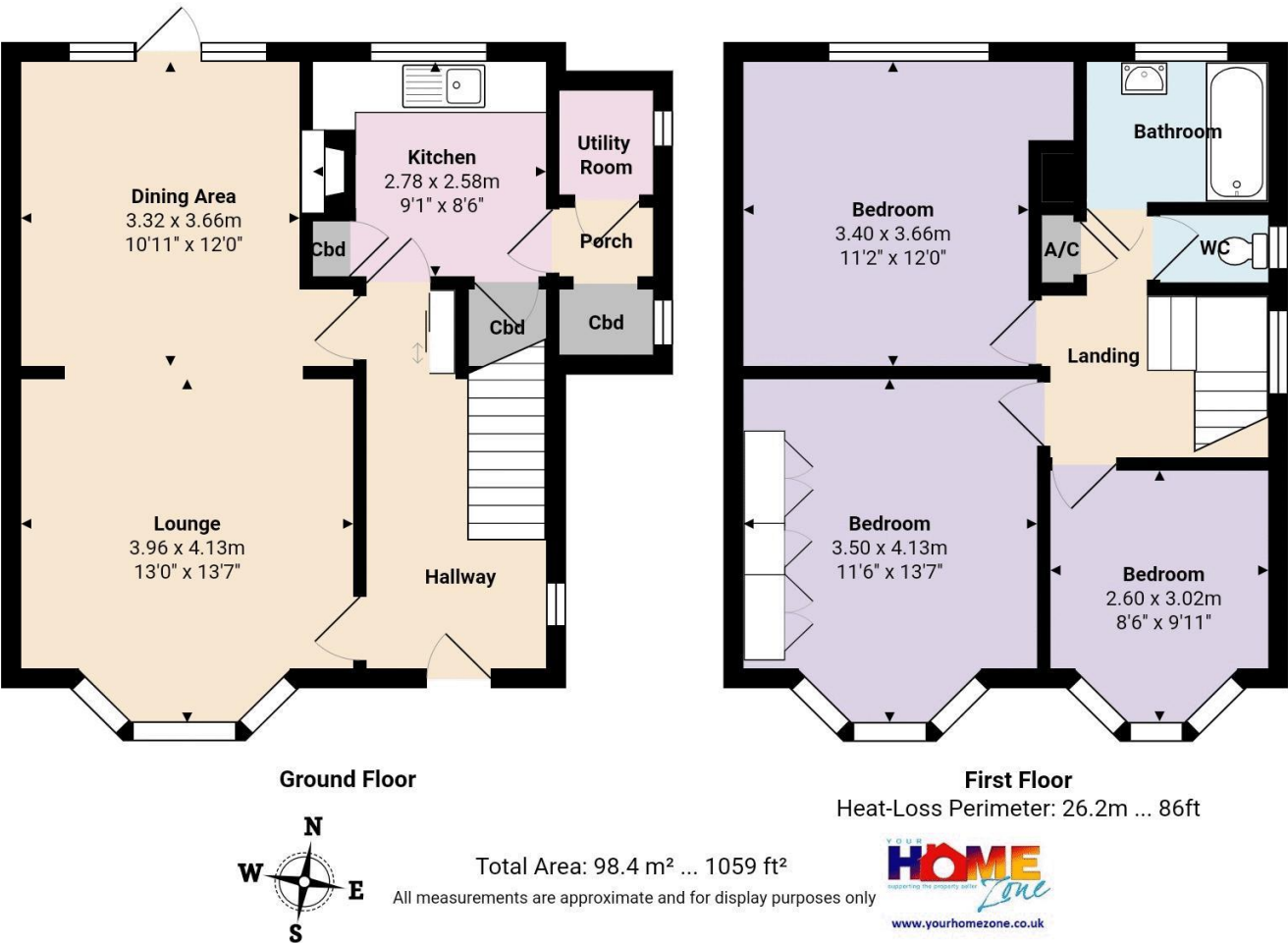
The main house is a 1920's built detached three bedroom house featuring spacious room sizes and benefiting from double glazing, gas central heating, 25' through lounge, kitchen, ground floor w/c, three good sized bedrooms and a family bathroom. To the side is an attached garage and driveway (which if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

The rear garden extends to approx. 130' in length with a lovely secluded and mature aspect, with an array of trees and shrubs. No Chain. Viewing by appointment only.

Council Tax Band: E

EPC Rating: Band D



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