



Connells

Langton Road
Bournemouth



Property Description

Connells Southbourne are delighted to present this four bedroom detached home, situated on a quiet and family friendly road in Boscombe. Offering an ideal amount of living space, the property features a bright, modern kitchen and two spacious reception rooms – a welcoming lounge and a separate dining area – both filled with natural light.

A standout feature is the separate conservatory, which opens onto a private rear garden through patio doors.. The home also boasts a modern family shower room plus an additional ground floor shower room, ensuring ample comfort for a busy household. Off-road parking for two cars eliminates the hassle of street parking, while the proximity to local shops, cafés and excellent transport links means everything you need is just a short stroll away.

Local amenities can be reached in just over 300 meters and Boscombe Beach within one mile- here you will also find a seafront restaurant and many beach activities. Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Entrance Hall

Stairs to first floor landing. Radiator, Doors to all rooms. Laminate flooring throughout.

Sitting / Dining Room

Double glazed window to the front and rear aspect. Radiator. Door to conservatory.

Kitchen

Double glazed window to the rear aspect. Base units with wood block effect laminate worktops over. Inset single sink and drainer unit. Electric hob with electric oven underneath and stainless steel cooker hood over. Integrated dishwasher and washing machine. Radiator. Doorway through to the sitting room.

Conservatory

Double glazed windows. Wall mounted electric heater. Tiled floor. Doors to the rear garden.

Bedroom 1

Located on the ground floor, Double glazed window to the front aspect. Radiator. Door to the;

Ground Floor Shower Room

Double glazed window to the rear aspect. Large walk in shower enclosure with electric shower. Low level WC. Wash hand basin with vanity unit. Part tiled.

First Floor Landing

Doors to all rooms. Access to loft via loft hatch.

Bedroom 2

Double glazed window to the front aspect. Feature fireplace. Radiator.

Bedroom 3

Double glazed window to the front aspect. Feature fireplace. Radiator.

Bedroom 4

Double glazed window to the rear aspect. Feature fireplace. Radiator.

Shower Room

Double glazed window to the rear aspect. Large walk in shower enclosure with rainfall shower. Low level WC. Wash hand basin with vanity unit. Part tiled.

Outside

Enclosed by timber fencing and mainly laid to shingle. There is a raised area at the rear, with a patio for outdoor dining in the summer months.

Agents Notes;

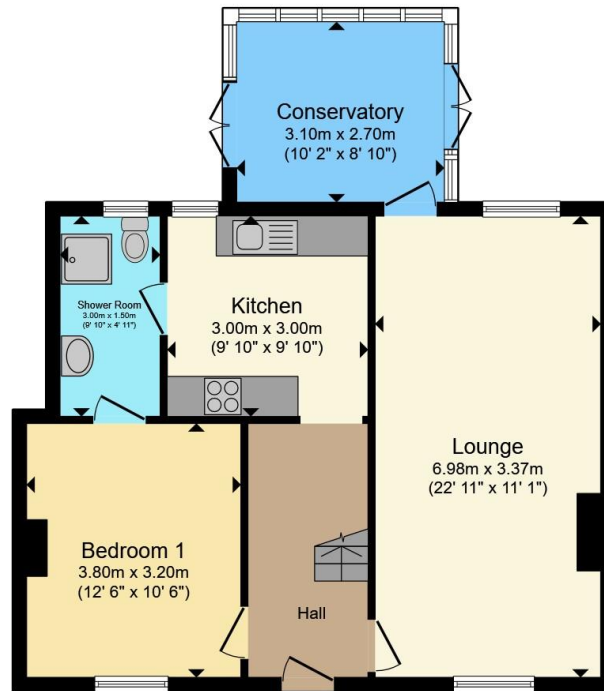
Council Tax Band - BCP Band C

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 119.2 m² (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SBN306628 - 0003