Lot 154 3 Grants Avenue, Bournemouth, Dorset, BH1 4NR



All enquiries Ref: Callum Glenn



- **Freehold three bedroom semi-detached house**
- **Potential for extension/reconfiguration STPP**
- **Full vacant possession**



Location:
The property is situated on Grants Avenue. Shopping amenities are available locally within Bournemouth Town Centre. Public transport links can be found at Pokesdown Train Station (South Western Services) lying to the east and at Bournemouth Train Station (South Western and Cross Country Services) located to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A35 and the A338 lying to the north. Recreational pursuits can be found at Shelley Park located to the south west and along the sea front.

Accommodation:
First floor: Three bedrooms, bathroom/WC
Ground floor: Three rooms, kitchen, shower room/WC
Outside: Rear garage/workshop, off street parking

EPC Rating: D

Council Tax Band: B

To view:
Strictly by prior arrangement with the auctioneers. Please see important advise for viewers on page 19 of this catalogue





