



10 GRANVILLE MEWS
BOURNEMOUTH
DORSET
BH5 2AQ

OFFERS IN EXCESS OF
£375,000
FREEHOLD

“A three bedroom,
terraced family home,
situated in a peaceful
cul-de-sac, offering a
garage and off road
parking.”

Winkworth

for every step...

OFFERS IN EXCESS OF £375,000

Three Bedroom
Living/ Dining Room
Separate Kitchen
Downstairs WC
Garage
Close To Local Amenities
No Forward Chain

EPC: TBC | COUNCIL TAX: C | FREEHOLD

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Why Granville Mews?

Granville Mews enjoys a peaceful cul-de-sac location nestled away a short distance to local amenities and approximately half a mile to Southbourne's high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants and convenience shops. There are excellent transport links to Bournemouth and Christchurch and Pokesdown train station is just 550 meters away, ideal for anyone looking to commute.. Southbourne cliff tops are approximately a mile away, with panoramic views from the Isle Of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with an array of cafés, bistro's and restaurants to take in along the way. Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and play park for the little ones.

The ground floor accommodation enjoys a spacious lounge/ dining room with direct access to the rear garden. The kitchen offers a wide range of fitted units, integrated gas hob and oven, free-standing fridge/freezer, with a window facing to the front of the property allowing plenty of light to flow through. There is also a ground floor WC. This property has scope for modernisation, ideal for anyone looking to create their dream home.

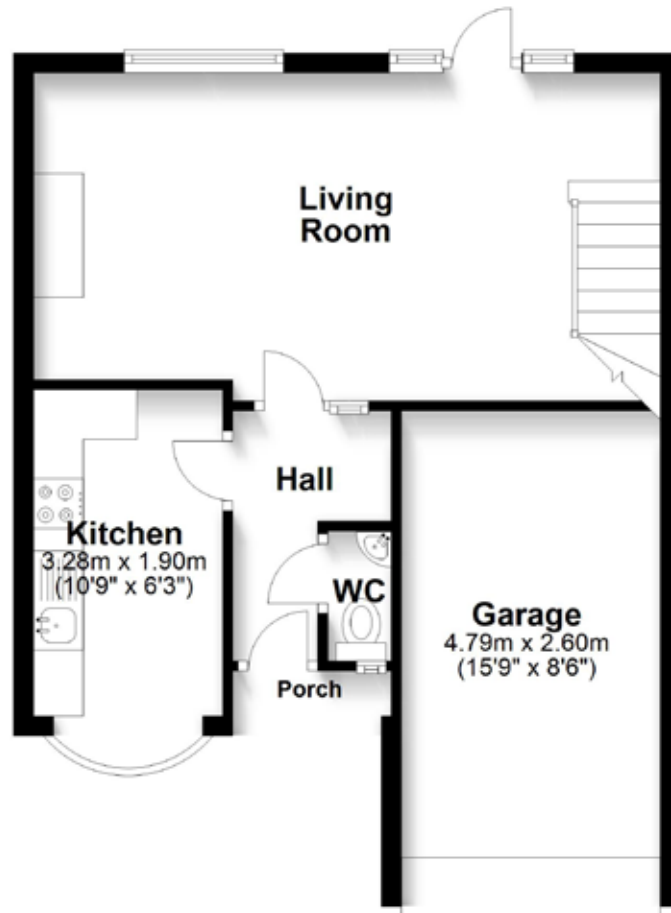
Located on the first floor are three bedrooms, serviced by the exceptionally spacious family bathroom which includes a bath with a hand-held shower, seperate shower cubicle, wash hand basin and wc.

Outside, the rear garden enjoys a courtyard feel, surrounded by the beautiful brick wall fully paved for ease of maintenance. There is off road parking at the front of the property with access to the single garage.



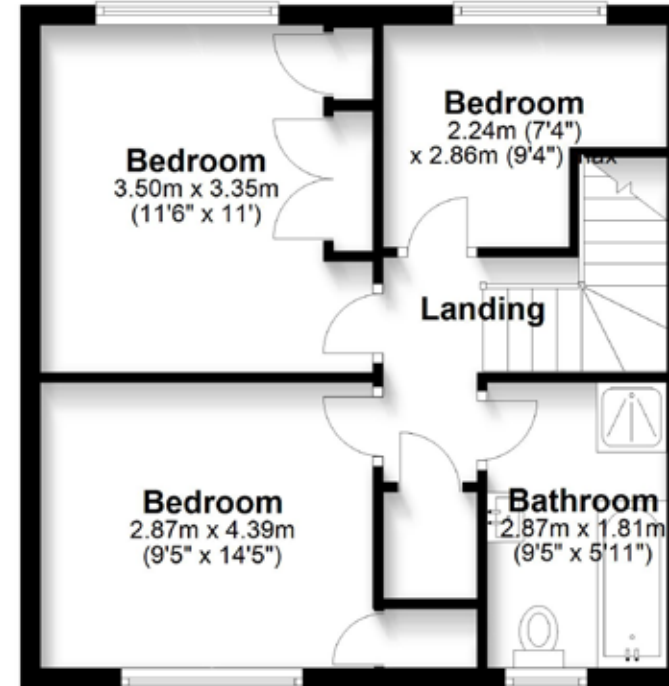
Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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