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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



39 Green Road

Bournemouth BH9 1DX

OIEO: £400,000

- Deceptively Spacious
- Located Between Charminster & Winton
- Outbuilding with Kitchen & Shower Room
- Southerley Facing Rear Garden

Location

The property is located in a popular residential area between Charminster & Winton, within walking distance of the high street and Queens Park, home to major bus routes and just minutes from the Wessex Way, providing access in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools, both grammar and public.

Hallway

WC

Living Room 13' 2" x 11' 10" (4.01m x 3.60m)

Dining Room 12' 1" x 10' 10" (3.68m x 3.30m)

Kitchen/Breakfast Room 19' 4" x 7' 7" (5.89m x 2.31m)

Conservatory 10' 9" x 10' 3" (3.27m x 3.12m)

Landing

Bedroom 1 13' 2" x 11' 10" (4.01m x 3.60m)

Bedroom 2 12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom 3 8' 4" x 7' 2" (2.54m x 2.18m)

Bathroom

Outbuilding 12' 4" x 10' 9" (3.76m x 3.27m)

Outbuilding Kitchen 12' 3" x 10' 8" (3.73m x 3.25m)

Shower Room

Outside

Outside offers a southerly aspect, low maintenance rear garden with outbuilding currently being utilised as an annexe and off road parking to the front.

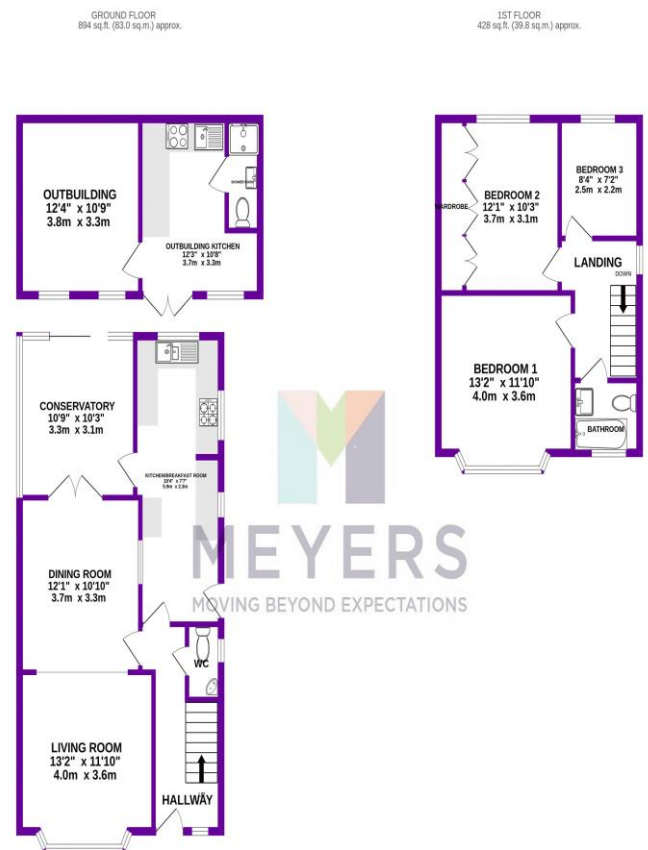
EPC

Rating - D

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have

been tested. Purchasers should satisfy themselves on such matters prior to purchase.



TOTAL FLOOR AREA: 1322 sq ft (122.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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