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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



29 Abbott Road

Bournemouth BH9 1EU

£365,000

- Three Double Bedrooms
- Two Reception Rooms
- Period Features
- Close to Local Amenities
- Excellent School Catchments
- Popular Location

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.

Living Room 14' 7" x 11' 11" (4.44m x 3.63m)

Dining Room 12' 4" x 11' 11" (3.76m x 3.63m)

Kitchen 12' 5" x 4' 11" (3.78m x 1.50m)

Wall and base units, counter tops. Integrated: Electric hob, electric oven. Space for Fridge/freezer, plumbing for washing machine and dishwasher.

Bedroom 1 14' 7" x 11' 11" (4.44m x 3.63m)

Bedroom 2 12' 6" x 9' 1" (3.81m x 2.77m)

Bedroom 3 8' 10" x 8' 7" (2.69m x 2.61m)

Family Bathroom

Outside

To the front is hard standing for 1 small vehicle, to the rear is fully enclosed, mainly laid to lawn with stone built patio and a wood built shed/summerhouse.

EPC

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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.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
Made with floorplan 02024

Meyers are recommendation based family estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and care greatly about our community and our contribution towards it. Our Poundbury HQ office happily cover Dorchester, Weymouth, Portland, Blandford, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.

