



**Connells**

Markham Road  
Bournemouth



## Property Description

A detached family home situated in a popular and convenient location in Charminster, Entrance HALLWAY, bright and airy LIVING ROOM, fully fitted KITCHEN, ground floor WC, LANDING area, FOUR BEDROOMS, family BATHROOM, SOUTHERLY aspect rear GARDEN, excellent SCHOOL CATCHMENTS, close to local AMENITIES. CHAIN FREE.

Markham Road is situated in a convenient and popular area between Chaminster & Winton. Within a very short walk is Chaminster High Street with its array of bars, cafes and boutiques. Just a short drive away is Bournemouth Town Centre, known for its lively nightlife and 7 miles of award winning blue flag sandy beaches.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Oak front door, porch to front aspect.

## Lounge

Hard wood flooring, turquoise walls, open plan lounge/diner. Double doors to south facing garden

## Kitchen

Oak styled kitchen, tiled flooring, 10 year warranty on the induction hob. Windows and access to garden.

## Landing

Access to bedrooms, cupboard in the hall/landing.

## Bedroom One

Cream carpets, orange walls, black shutters, large radiator on internal wall.

## Bedroom Two

Large built in wardrobes, radiator on wall, big bay window to front aspect, mirror wardrobe.

## Bedroom Three

Front room, radiator on internal wall, window to front aspect and navy walls.

## Bedroom Four

Cream carpets, views to back garden, storage to corner and radiator under window.

## Bathroom

Green surround corner bath tub, electric shower and laminate flooring.

## Rear Garden

Half patio and side access, huge south facing garden. Driveway to front aspect.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WIN306836](http://connells.co.uk/Property/WIN306836)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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