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Northcote Road  
BOURNEMOUTH



### Property Description

**\*\*Beautifully Refurbished 2-Bedroom End of Terrace Home with Off-Road Parking and Garden\*\***

Welcome to this charming 2-bedroom end of terrace property, recently refurbished to offer a blend of contemporary comfort and classic charm. Situated in a desirable location, this home is perfect for those seeking a stylish and low-maintenance lifestyle.

As you enter, you are greeted by a light-filled living space that exudes warmth and coziness. The recent refurbishments include modern flooring, fresh paint, and new fixtures, creating an inviting atmosphere. The sleek kitchen is equipped with ample storage and counter space.

Upstairs, you'll find two well-proportioned bedrooms, each thoughtfully designed to maximize space and natural light, accompanied by the upstairs family bathroom.

Outside, the property boasts a private garden, perfect for relaxing, gardening, or entertaining guests. The garden is a blank canvas, offering the opportunity to create your own outdoor oasis. Additionally, off-road parking is available, providing convenience and peace of mind.

This property offers a fantastic opportunity to enjoy modern living in a quaint setting, with the added benefits of recent renovations and convenient off-road parking. Don't miss the chance to make this beautifully refurbished home your own.

### 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.

### Lounge

11' 8" x 10' ( 3.56m x 3.05m )

### Dining Room

14' 11" x 10' 7" ( 4.55m x 3.23m )

Patio doors to Rear Garden

### Kitchen

13' 4" x 7' 3" ( 4.06m x 2.21m )

gas hob, gas oven, patio doors to Rear Garden, Combination boiler in the corner

### **Bedroom 1**

15' 1" x 10' ( 4.60m x 3.05m )

front aspect double glazed window, radiator below

### **Bedroom 2**

10' 9" x 9' 7" ( 3.28m x 2.92m )

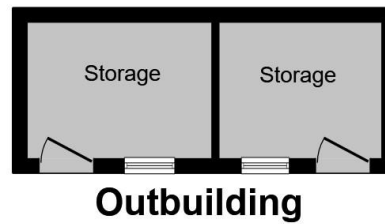
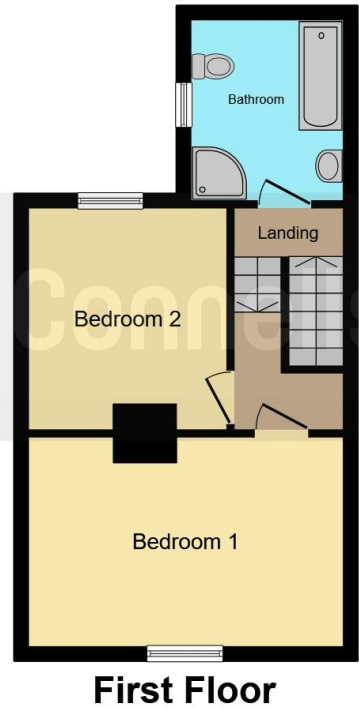
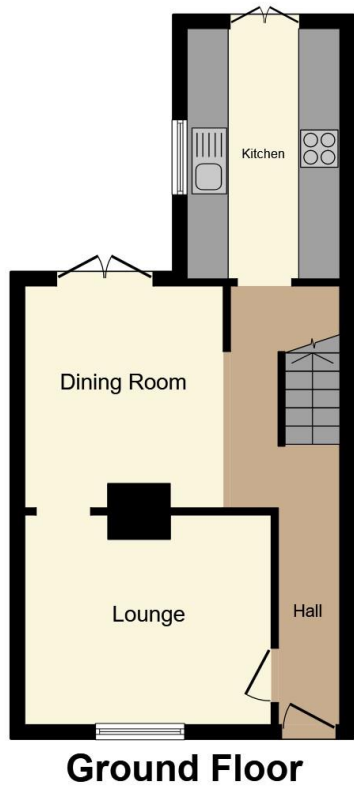
Rear Aspect Double glazed window, radiator below the window

### **Bathroom**

8' 9" x 7' 3" ( 2.67m x 2.21m )

four piece suite, side aspect double glazed window, towel rail





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)

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**EPC Rating: Awaited**

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Tenure: Freehold



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