

Markham Road, Bournemouth BH9 1HY



welcome to

Markham Road, Bournemouth

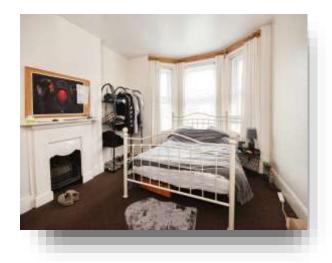
Fox & Sons brings to market this fantastic opportunity to purchase a well presented investment property, or a fantastic family home. The property is currently configured for a student let ,with four bedrooms and generous shared areas.















Total floor area 103.2 m² (1,111 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Upon entry to the ground floor into the hallway, there is adjacent access to the lounge, that has a front, south facing spect with a large bay window.

Further down the hallway is access to a dining room (currently configured as a double bedroom), and to the galley styled kitchen that has rear access to the generous family sized garden. The first floor accommodation comprises of three further double bedrooms and a family bathroom with modern fixtures & fittings.

As a rental property it benefits from an in-date EICR and annual gas safety certificate , windows are UPVC double glazing throughout.

As an investment property there is a potential gross income of £20,000 per annum (for a 11 Month university student AST).

Lounge 10' 11" x 12' (3.33m x 3.66m)

Dining Room 12' 6" x 14' 1" (3.81m x 4.29m)

Kitchen 8' 6" x 14' 6" (2.59m x 4.42m)

Bedroom One 13' 10" x 10' 11" (4.22m x 3.33m)

Bedroom Two 10' 11" x 12' 1" (3.33m x 3.68m)

Bedroom Three 14' 6" x 9' 11" (4.42m x 3.02m)

Bathroom 8' 6" x 5' 1" (2.59m x 1.55m)

Rear Garden 63' 7" x 23' 7" (19.38m x 7.19m)

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- Three bedroom semi-detached family home in Winton •
- SOLD WITH NO FORWARD CHAIN
- Perfect first time purchase as a family home or . investment opportunity
- Large Private Rear Garden •
- **Two Reception Rooms**

Tenure: Freehold EPC Rating: D

£350,000









Please note the marker reflects the postcode not the actual property

Property Ref: WTN108707 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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