

**FOR SALE**



**Moorfield Grove, Bournemouth**  
**Asking Price Of £349,000**

  
**MARTIN&CO**



## Moorfield Grove, Bournemouth

4 Bedrooms, 1 Bathroom

Asking Price Of £349,000

- IDEAL RESIDENTIAL FAMILY HOME
- 4-BEDROOM STUDENT HOUSE
- STUDENTS IN SITU UNTIL AUG 25
- MINUTES FROM BOURNEMOUTH UNI
- SEPERATE KITCHEN

Welcomed to the market is this 3/4 bedroom detached house. Currently let to students until Aug 25, this is an ideal family home. The Quiet Cul-de-sac location provides you with the perfect opportunity to enjoy life in a nice quiet street, while still being close to the high street of Winton and Bournemouth Town Centre. The property has a large, secure garden providing the perfect space to enjoy the summer months and the beach is a short drive away.



As a purchaser this property offers the versatility of being an investment opportunity or a spacious 3/4 bedroom home in a delightful area of Bournemouth. The property is located close to Redhill park and is situated near the wealth of amenities along Wimborne road. The combination of convenient, well located services and quaint local parks provides the perfect combination for family living.

Agent Notes  
Tenure - FREEHOLD

FREEHOLD  
Council Tax Band C  
EPC E

DISTANCES:

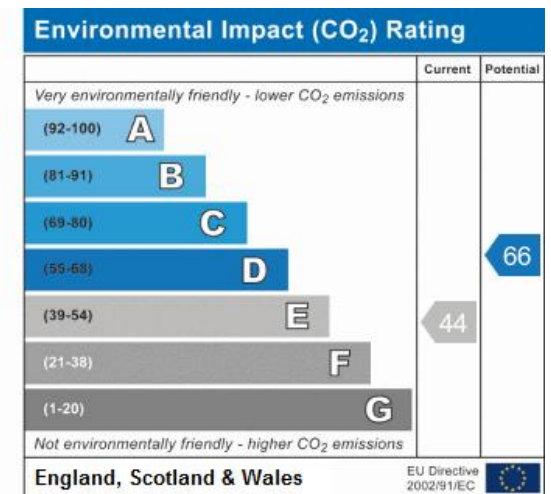
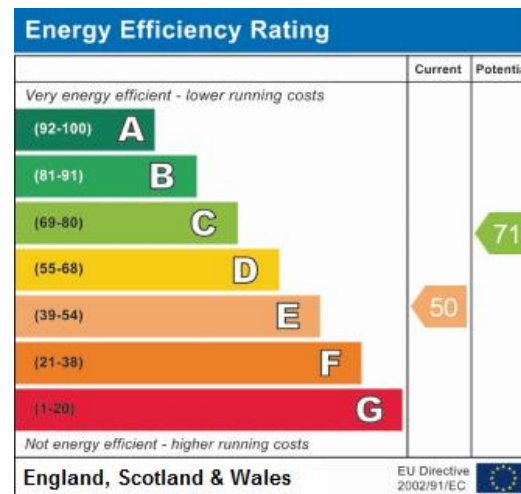
300 mts to Winton Highstreet  
400 mts to Redhill Park  
1.0 km to Bournemouth University  
3.3 km to Bournemouth Town Centre  
4.2 km to Award-Winning Sandy Beaches  
4.3 km to Bournemouth Airport  
6.0 km to Poole Ferry Terminal

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

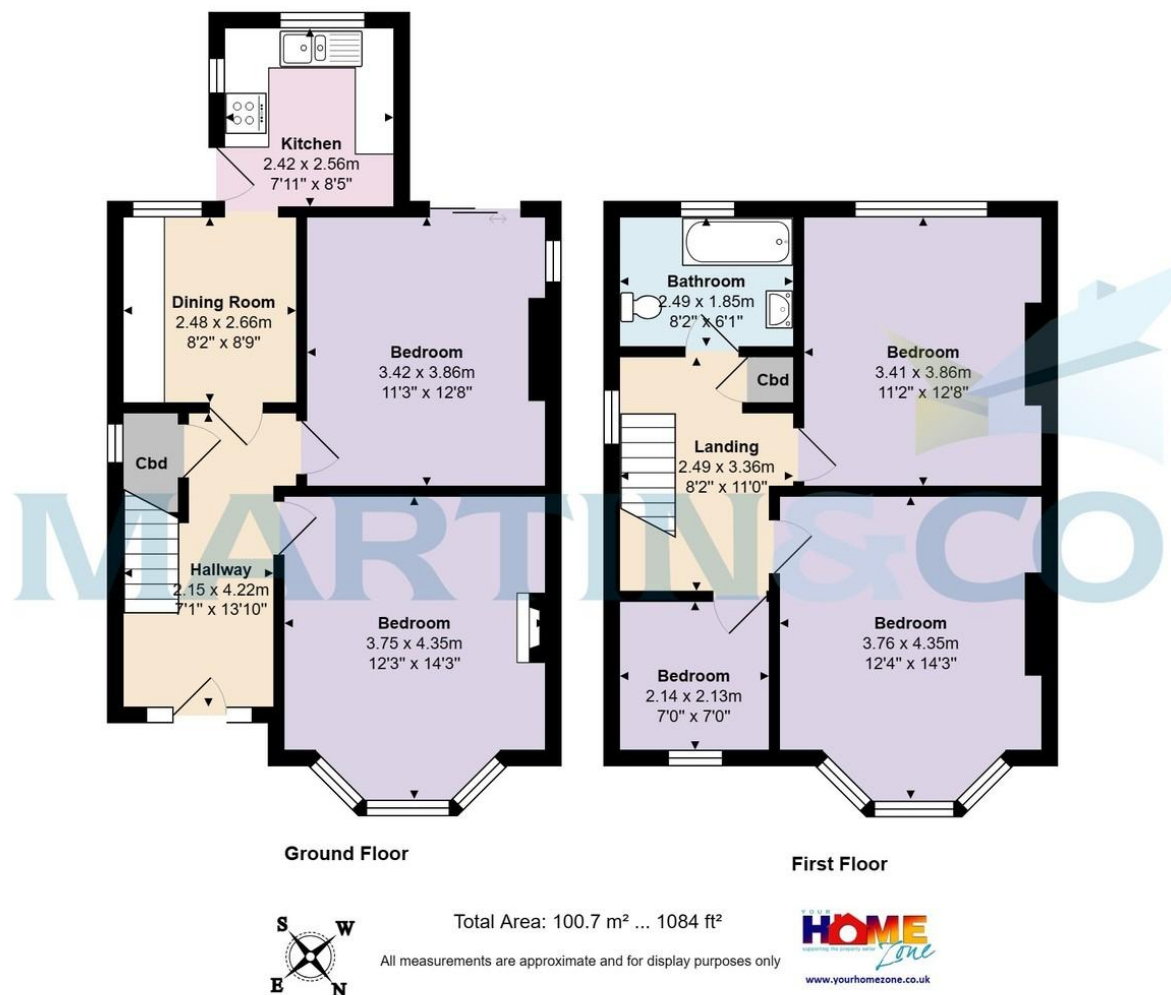
built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









## Martin & Co Bournemouth

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**MARTIN & CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.