

**FOR SALE**



**Beaufort Road, Bournemouth**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £495,000**





## Beaufort Road, Bournemouth

4 Bedrooms, 2 Bathroom

Asking Price Of £495,000

- LARGE PLOT 477M2
- 4 DOUBLE BEDROOMS
- FREEHOLD SEMI-DETACHED HOUSE
- OFFICE OR 5TH BEDROOM
- OPEN PLAN KITCHEN DINER



A MUST SEE LARGE PLOT PROPERTY- Ideally located in the heart of Southbourne is this 4-Bedroom Semi-Detached house. Comprising of approx. 1,600 sq ft (147 m2) of living space, and sitting on a plot size of 477 m2, the property makes a great family home, or could be the ideal investment or development property.

A driveway between houses leads you to the property positioned on the left hand side, with direct access to the rear garden, store room, and garage.

Enter the property into the entrance hallway that leads us to all principle rooms on the ground floor and staircase to the first floor. The first floor comprises of two very good size double bedrooms one of which benefits from an En-Suite bathroom.

The En-Suite comprises of a W/C, Hand Wash Basin and large corner bathtub with shower hose attachment.

Downstairs there are two further double bedrooms, both offering as much space as the others on the first floor. The bedroom to the front boasts a bay window and original character fireplace, with the second bedroom sitting to the rear overlooking the large back garden.

There is ground floor a shower room with freestanding shower unit, W/C and hand wash basin, Under sink storage and tiled walls and floors. Sat alongside the shower room is an ideal office space or what could be used as a 5th Bedroom if needed.

The lounge is a really lovely room to spend time in with family or friends and offers an original feature fireplace, laminate flooring, a bay window overlooking the rear garden and is connected to the family kitchen/diner.

There is a modern style fitted kitchen with appliances and range style cooker. The kitchen also provides



enough space for a dining table and patio doors that lead out onto a patio and a lawn garden.

The garden is divided into two and benefits from a fenced off patio area and grassed lawn area. The borders are made up of bushes, shrubs and hedges. Just off the Patio is a pathway leading to a secluded courtyard style garden area, that provides access to the front of the property, access to the single garage and store room. There is also the added benefit of off street parking for multiple cars.

The property is situated in an ideal location for both primary and secondary schools of Southbourne, and surrounding areas, including Stourfield Junior School, or St Peters Primary and Secondary School. The property is just a short walk to Southbourne bustling High Street which offers many wonderful restaurants, coffee shops, bars, and independent stores.

The Award Winning Beaches of Bournemouth are a short walk away from the property.

#### Agent's Notes:

Tenure – Freehold

Council Tax – Band C (£1,900 p.a.)

All main utilities are connected.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

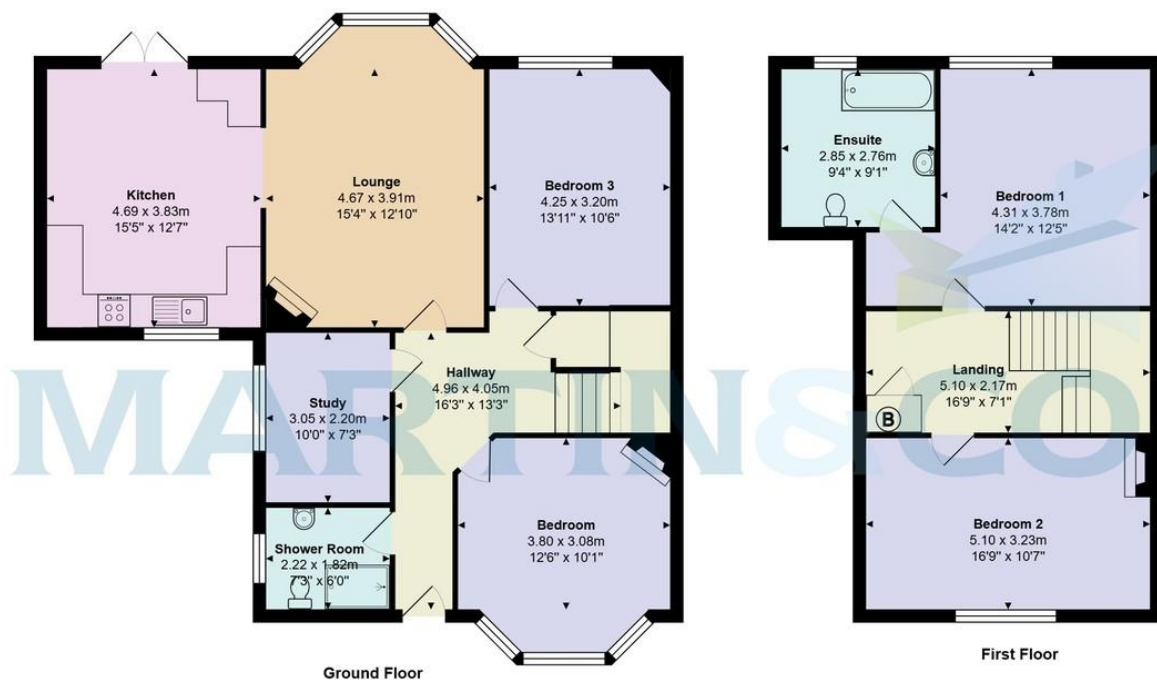
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





Total Area: 147.2 m<sup>2</sup> ... 1585 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Bournemouth

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**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.