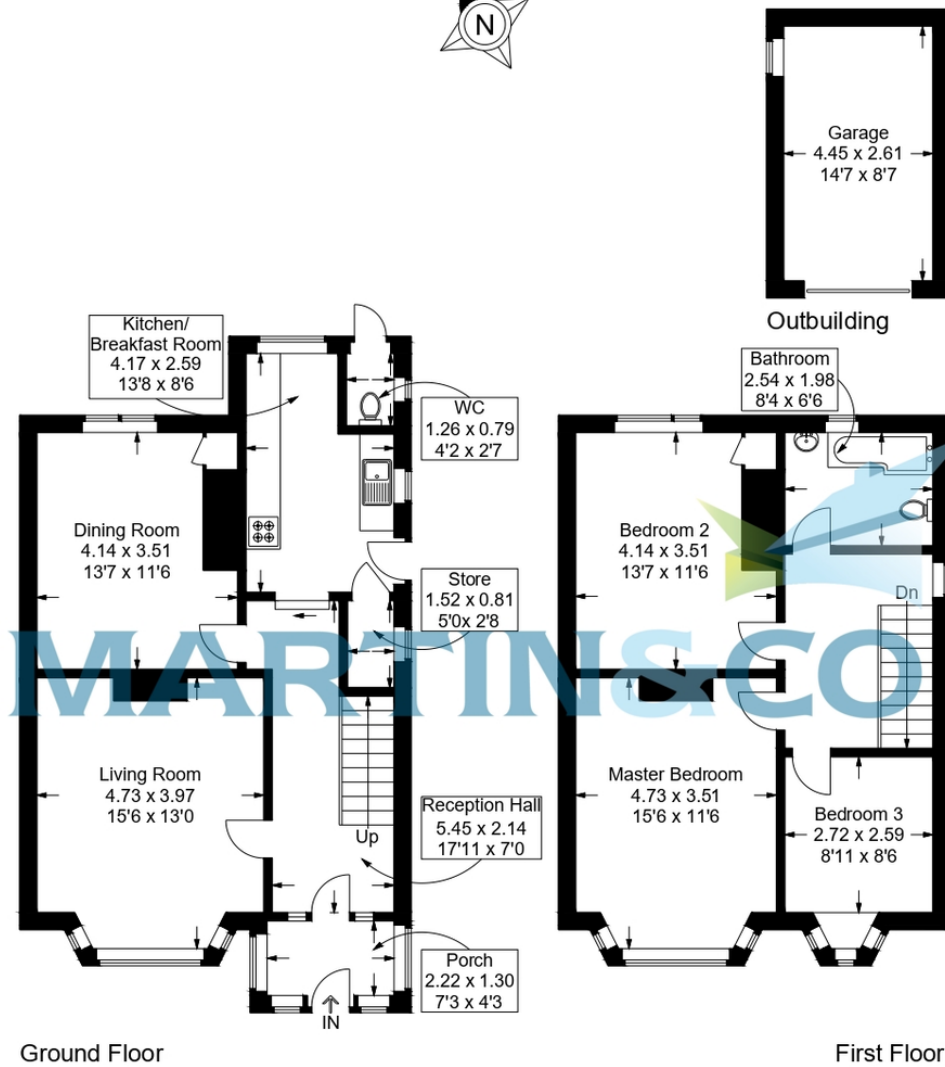


# Property Location Moordown

Queen Mary Avenue, Bournemouth

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft  
 Outbuilding = 11.9 sq m / 128 sq ft  
 Total = 127.5 sq m / 1372 sq ft



**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.

## Queen Mary Avenue, Bournemouth

Asking Price Of £400,000



- No Forward Chain
- Entrance Lobby/Porch
- Modern Kitchen & Bathroom
- Separate Detached Garage
- Low Maintenance Garden
- Superb Detached House
- Off Road Parking
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Outside WC
- Well Presented Throughout



### Why you'll like it

A substantial detached family residence with character features. The home is extremely well presented and has spacious accommodation throughout. Access to the property leads you to a welcoming entrance lobby/boot room through to the entrance hallway with stairs to the first floor landing.

The kitchen is well appointed with a range of wall and base units with a separate pantry, space for all appliances and door leading to the rear garden. The two reception rooms are substantial with the lounge providing suitable seating area and front aspect bay window and the separate dining room. Upstairs offers three good sized bedrooms and a main family three piece bathroom.

Outside the property you'll find a driveway suitable for off road parking. Side access to the rear, a low maintenance enclosed rear garden. Large patio suitable for outdoor dining and a door leading to outside WC.

Agent Notes:  
 Tenure: Freehold  
 Parking: Driveway and On Road  
 Rental Potential: £1,800pcm  
 EPC: D  
 Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.

