

# Property Location Bournemouth



**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.

## Gladstone Road East, Bournemouth

Asking Price Of £425,000

**Martin & Co Bournemouth**  
 • 192 Seabourne Road • Bournemouth • BH5 2JB  
 T: 01202559922 • E: bournemouth@martinco.com

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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Front & Rear Gardens

Garage

Conservatory

Double Glazed Windows

Four Bedrooms

Freehold

Good Order Throughout

Allocated Parking Space

Easy Maintenance

Convenient Location

Large Garden



## Why you'll like it

Four bedroom Terraced House. Welcomed to the market by Martin and Co the property is close to a number of amenities and schools making it an ideal location for that all important family life style.

The front of the property has the potential to knock down the front wall to create an additional parking space.

As we enter the house we find ourselves in the entrance leading to all principle rooms on the ground floor and staircase to the first floor. There is a nice W/C located to your left as you enter through the property.

To the right is the lounge which offers plenty of space for the sofas and TV. There is tiled flooring throughout. Through the living room is a kitchen and conservatory which leads out to the long-stretched south facing rear garden.

The kitchen sits to the back of the house and benefits from base and wall units, work surfaces with tiled walls, sink, hob, oven, extractor fan, and enough space for the dishwasher. The kitchen also has a window for natural light and ventilation. Going into the conservatory you have a seating area with views looking out over the garden space.

As we make our way up to the first floor landing it leads us to all principal rooms in the property. The bathroom comes very modernised with tiled walls, tiled floor, shower.

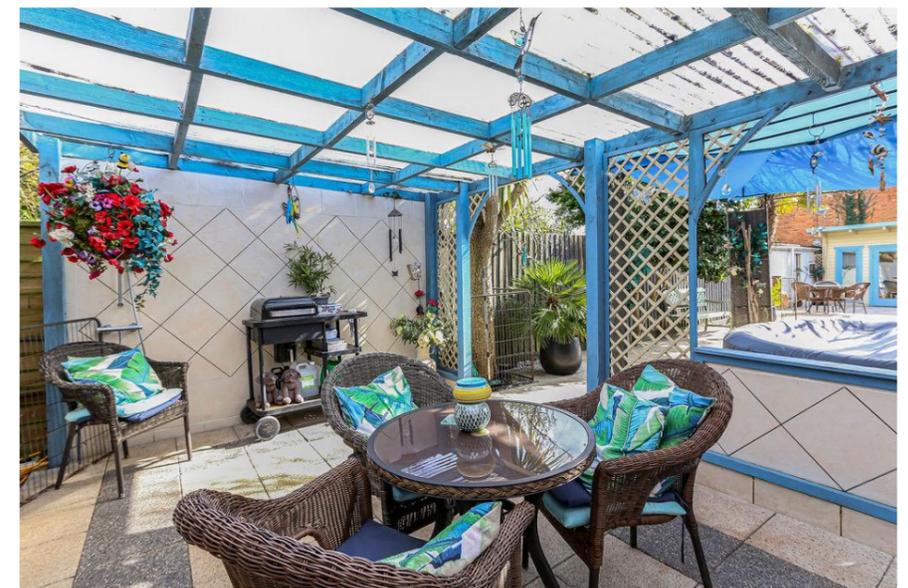
There are four bedrooms all providing ample space for all the bedroom furniture you need and not forgetting the kids toys. There are two double bedrooms and a smaller third bedroom. The fourth bedroom has been converted from loft space into a nice sized double bedroom, it has double glazed windows, TV point. and radiators.

There is a garden at the rear and makes a great place to entertain friends or family which is south facing, down the back has a nice spacious log cabin which is insulated throughout and has electric. The garden also offers an outside hot water shower. Going out the back you also have a nice sized garage for storage.

A Four Bedroom Terrace Property situated approximately quarter of a mile from Boscombe. It is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Agent's Notes:

Tenure: Freehold  
Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

