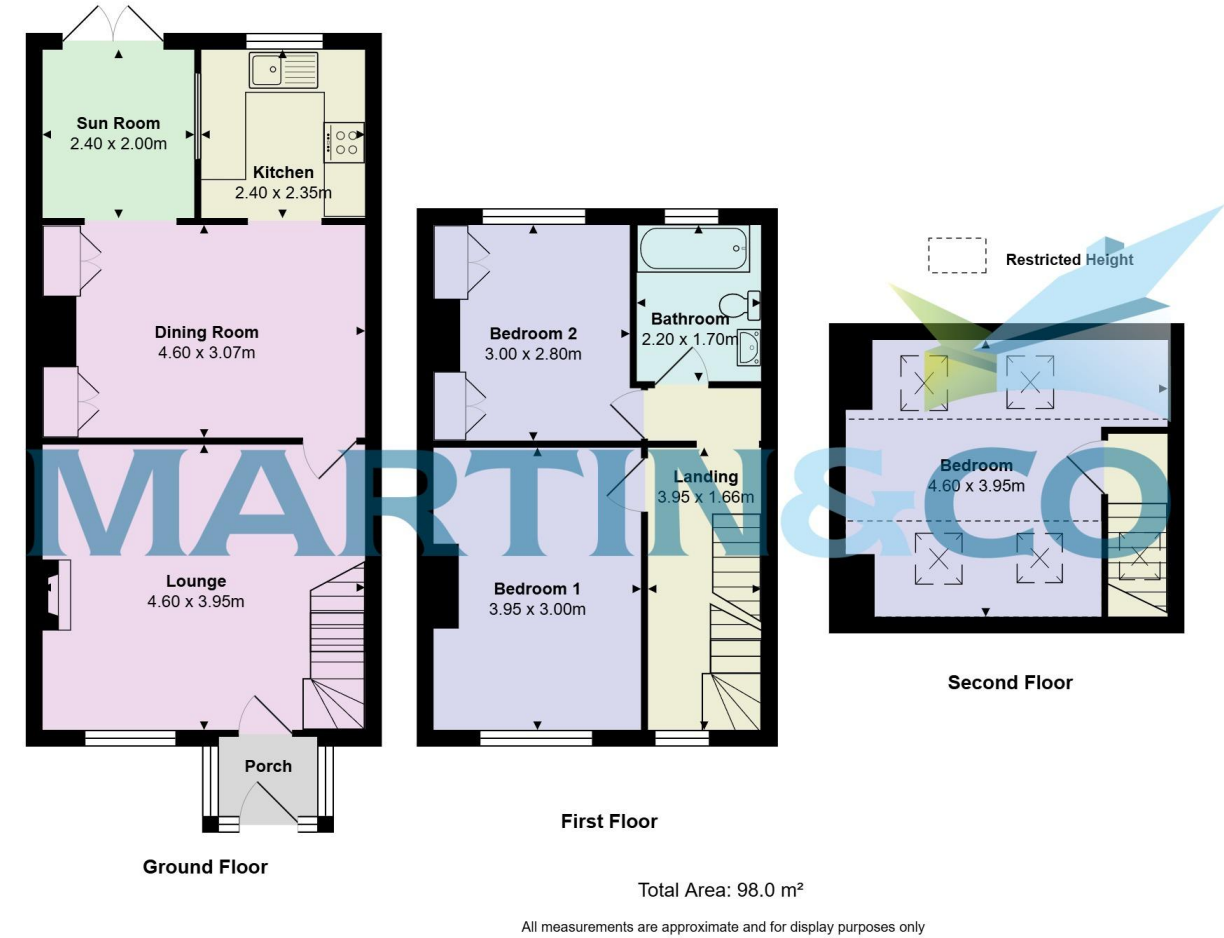


Property Location
Southbourne



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.



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

Cromwell Place, Southbourne

Asking Price Of £400,000



Character Victorian Cottage

3 Double Bedrooms

1 Bathrooms

3 Reception Rooms

Well Maintained Garden

Popular Location

Great School Catchment

Well Presented Throughout

Gas Central Heating

Council Tax B



Why you'll like it

Martin and Co welcome to the market this 3 bedroom terrace cottage House, built circa 1895. Full of character with a modern finish, this family home is your chance to acquire a property in the popular Southbourne area set in the most idyllic location and just moments from the very popular Southbourne Grove.

The property can be accessed a short distance down Stourvale Road, turn right into Stourvale Place (No Vehicle access) and then right into Cromwell place.

If your ideal location is down a quiet 'country lane' but still being within touching distance of local amenities, then this is the property for you. The property benefits from having been extended over the years as well as having had a full refurbishment throughout to modernise it.

This spacious accommodation is comprised over three floors offering plenty of living space for singles, couples and especially families of all ages.

The street is made up of 5 Victorian terrace houses all said to have been built around 1895. The properties are set back from Stourvale Road offering an incredible amount of privacy.

As we stand facing the property we find painted brickwork of the house, black iron fencing and an entrance porch. The porch leads you into the spacious living room, which boasts a small bay window, laminate wood flooring, stairs to the first floor, and chimney breast with log burner to keep you warm on those cold winter nights. Not forgetting space for the sofa and TV.

The flooring continues into the dining room which is a wonderful area to entertain friends and family in and boasting great storage space. The dining room also provides access to the modern fitted kitchen and snug area.

The modern kitchen is very light and bright, sits just off the dining room and boasts a gloss finish on the cupboard doors and units. There are plenty of eye level and base units providing ample storage. The kitchen offers a butler sink, a built in dishwasher, induction hob, oven and space for the washing machine.

The snug is a great space and has been added to help create a versatile space that is suitable for a number of uses with an ideal use as a children's play area. There is a large open space in the wall connected to the kitchen and a set of UPVC French doors giving access to the rear garden.

As we make our way upstairs to the first floor, we find two double bedrooms and the family bathroom. The larger of the bedrooms sits to the front of the property with the second room to the rear.

The family bathroom is exceptionally well maintained and clean. The bathroom boasts a full size bathtub, hand wash basin with under sink cupboard, Rain Shower over the tub, and white W/C.

Take the stairs up to the second floor and find another double bedroom boasting Velux windows on both sides ensuring the room is lovely and bright all year around.

The rear garden is a good size and is made up of a combination of lawn and patio. There is also the added benefit of a handy garden shed.

Agents Note
Tenure - Freehold
Council Tax - B
Mains - Gas (all mains connected)



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

