

Property Location  
Springbourne



Total Area: 94.5 m² ... 1017 ft²

All measurements are approximate and for display purposes only



Stanley Road, Bournemouth

Asking Price Of £279,950

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

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**





Terraced House

3-Double Bedrooms

Dining Room

Separate Kitchen

Rear Garden

Parking on Street

Close to Bournemouth

Double Glazed

Vacant Property

Chain Free Vendor



## Why you'll like it

A chance to purchase this Mid-terrace House boasting 3 double bedrooms and situated in a popular and convenient location with easy access to Bournemouth Town Centre and Kings Park. Whether you are looking for a property to live in or as an investment property this could be the one for you. Springbourne is a popular area 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 5\* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce. There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

As we enter the house we step into the entrance hallway leading us to all principle rooms on the ground floor and staircase to the first floor. To the right is a warm and inviting lounge/snug that is an ideal room to spent time in with family and friends. The lounge is carpeted with a feature fireplace, radiator, and large window with a South facing aspect.

As we make our way down the hallway we come to the rear reception room that makes an ideal 4th bedroom or a dining room to entertain family or friends in. The room offers a carpeted floor, closed off Fire place and double doors that lead out in to the garden.

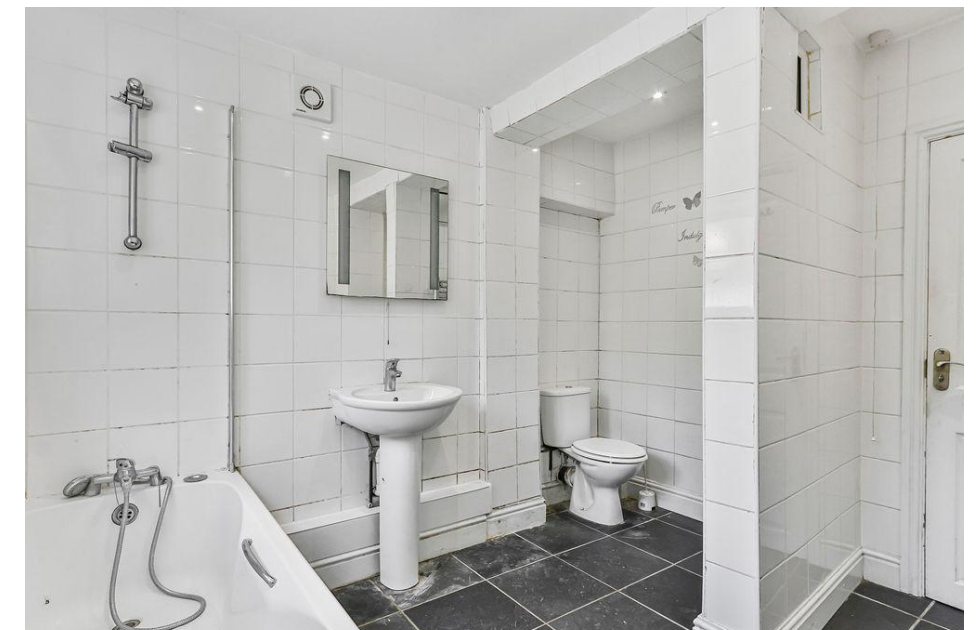
The kitchen is spacious and equipped with over and under counter cupboards, space for the washing machine, Dishwasher, Fridge/Freezer and more. There is a tiled floor and access to the bathroom from the kitchen.

The family bathroom sits at the rear of the property and also benefits from a tiled floor and three piece bathroom suite, to include, a W/C, full size bathtub, and hand was basin.

As we make our way upstairs we find 3 spacious double bedrooms. The master bedroom is a fantastic size and sits to the front of the property and has a carpeted floor and feature fire place.

The second and third bedrooms sit in the middle and to the rear of the property and are a great size rooms for adults and children of ages. Parking for the property can be found on street. The property is offered chain free and with vacant possession.

Agent Notes  
Tenure – Freehold  
Council Tax Band – C  
EPC Rating – D  
All Mains utilities are 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		
		73 C	85 B

