

Property Location Bournemouth



Total Area: 68.4 m² ... 736 ft²

All measurements are approximate and for display purposes only



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.

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Bournemouth, Dorset

Asking Price Of £290,000



Vendor Suited

Detached House

Spacious Lounge/Dining

South Facing Garden

Modern Fitted Bathroom

Freehold

Extremely Well Presented

Two Double Bedrooms

Popular Location

Near to Town & Coast



Why you'll like it

Extremely Well Presented Detached Family Home. This stylish detached house located in a popular residential area benefits from Two Double Bedrooms, a spacious open plan lounge/diner, modern fitted family bathroom suite, modern fitted kitchen with access to the Private Southerly Facing Rear Garden, and a secure gate with pathway to the front.

The house is ideally situated within several school catchments, plus within close proximity to Bournemouth Town Centre, Wessex Way & Train/Bus Station. Making this a great family home or investment. Vendor Suited.

Springbourne/Kings Park is an extremely popular suburb of Bournemouth, which is located to the south-east neighbouring both Bournemouth town centre, Charminster and Southbourne locally. There are a number of great shopping facilities varying from well established independent stores to the popular chains. 5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefitting from seafront 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 offers a varied schedule of flights to a number of European destinations.

Agent's Notes:
Tenure – Freehold
Council Tax – Band C
All main utilities are connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	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 co-operation 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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

