

## Property Location Southbourne



Total Area: 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup>

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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## Douglas Mews , Bournemouth

Asking Price Of £335,000





End of Terrace House

2 Bedrooms

Modern Kitchen

Modern Family Bathroom

Off Street Parking

Rear Garden Space

Close To Southbourne Grove

Close To The Beach

Ideal First Time Buyer Property

Great Rental Potential

Large Living Area



## Why you'll like it

Martin and Co proudly present to the market this 2-bedroom end of terrace house situated just moments from Southbourne Grove. Douglas Mews in Southbourne, was developed on the site of the former Douglas House. The original Douglas House was demolished in 1990, and the current development of Douglas Mews, along with a medical centre was created.

Southbourne has fast become one of the top destinations to visit and call home in Dorset, with its coffee shops, independent bars, restaurants and stretch of amazing sandy beaches.

As we stand at the front of the property we find off road parking for one vehicle small section of artificially laid lawn, space for outside storage paved walkway and access to the rear garden.

Making our way inside the property we step into the porch area which is ideal for hanging up the coats and kicking off the sandals after a walk on the beach. Enter the main living space through the door and we find an exceptionally well presented open plan lounge kitchen area.

Comprising of wooden flooring, neutral internal décor, dual aspect windows and double doors leading out to the rear garden. The lounge is light & bright and offers plenty of space for the dining table, sofas, coffee table and TV. The modern kitchen has been installed and finished to a very high standard and provides an induction hob, electric oven, space for white goods, window, over and under counter cupboards, and a very nice breakfast bar.

Under the stairs you will find a storage cupboard ideal for house hold items. Making our way up to the first floor we find two double bedrooms and the properties modern family bathroom. The master bedroom offers a neutral décor and carpeted floor. The second bedroom is an ideal room for children and teenagers of all ages. It would also make a nice home office space.

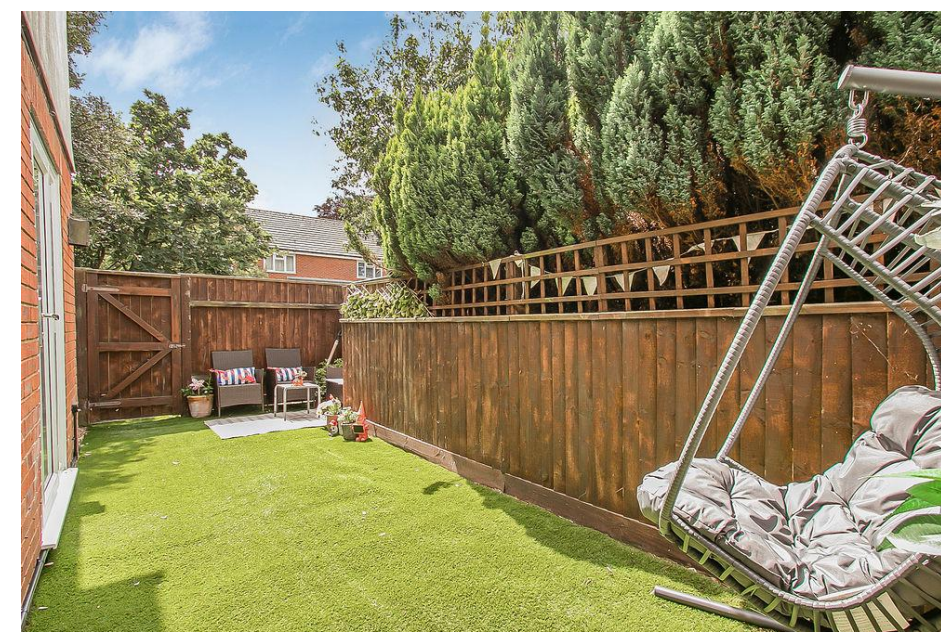
The modern contemporary bathroom has been finished to a very high standard and boasts a P-Shaped bathtub, vanity wash basin, overhead shower, additional separate handset and fully tiled surround.

Double doors from the lounge lead you out to the rear garden space that provides an artificially laid lawn helping to keep maintenance down, making it a safe and friendly area for both children and pets. There is plenty of room garden furniture and BBQ.

The property is located a short distance to motorways that can be easily accessed in and out of town with Bournemouth Town Centre and Christchurch Town Centre just a 10 minutes' drive away. The Award winning sandy beaches of Bournemouth are just a 10 minute walk from the property allowing you to enjoy the sun, sand and sea every day.

The property makes an ideal first time buyer property, and has a potential rental income of £1300pcm.

Tenure - Freehold  
Council Tax Band – C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

