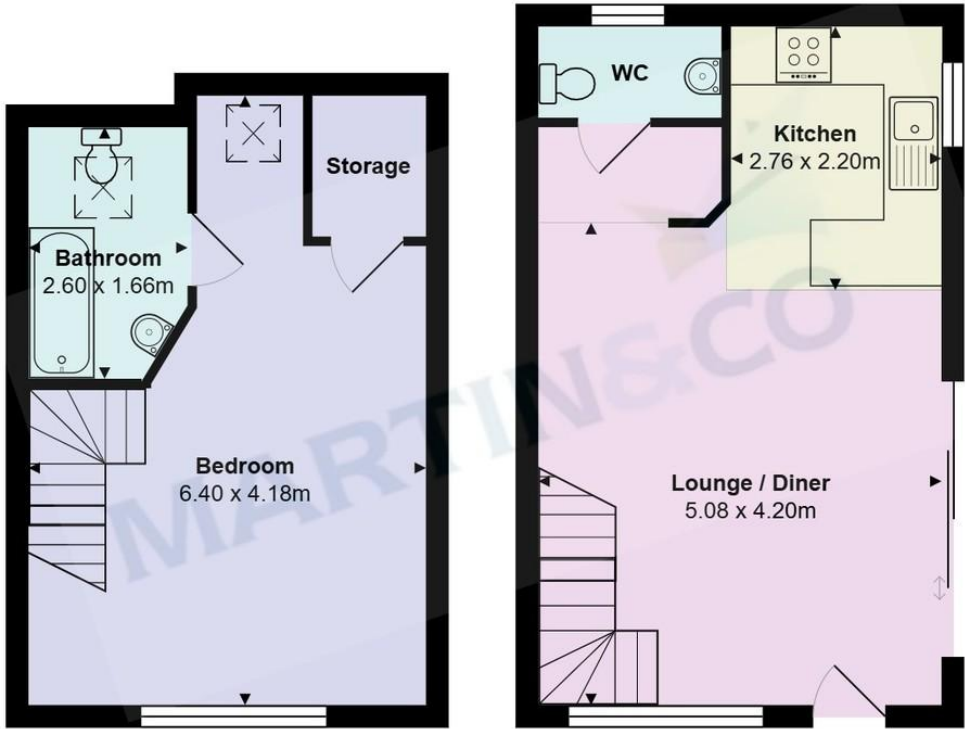


Property Location
Boscombe



First Floor

Ground Floor

Total Area: 55.8 m²

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.

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

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



Gladstone Road West, Boscombe

Offers Over £220,000



Secure Gated Access

10 Year Old Build

Private Courtyard Garden

Boarded Loft

Air Conditioning

Underfloor Heating

Freehold

Central Heating

Superb First Time Buy

Great Buy To Let



Why you'll like it

This beautifully presented 1-bedroom freehold house offers a stylish and low-maintenance home set within a secure gated development. Ideally located close to local shops, transport links, and award-winning sandy beaches, it makes an excellent choice for first-time buyers, downsizers, or buy-to-let investors.

The ground floor features a bright and spacious open-plan lounge/diner with double doors opening to the private courtyard garden, perfect for relaxing or entertaining. The modern kitchen is well-designed with integrated appliances, plenty of worktop space, and a practical layout. A convenient downstairs W/C completes the ground floor.

Upstairs, the generous double bedroom benefits from fitted storage and direct access to the stylish bathroom, fitted with a bath, shower over, wash basin, and W/C. Additional storage is available in the boarded loft.

Outside, the property enjoys a private courtyard garden along with secure gated access and allocated parking.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	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.

