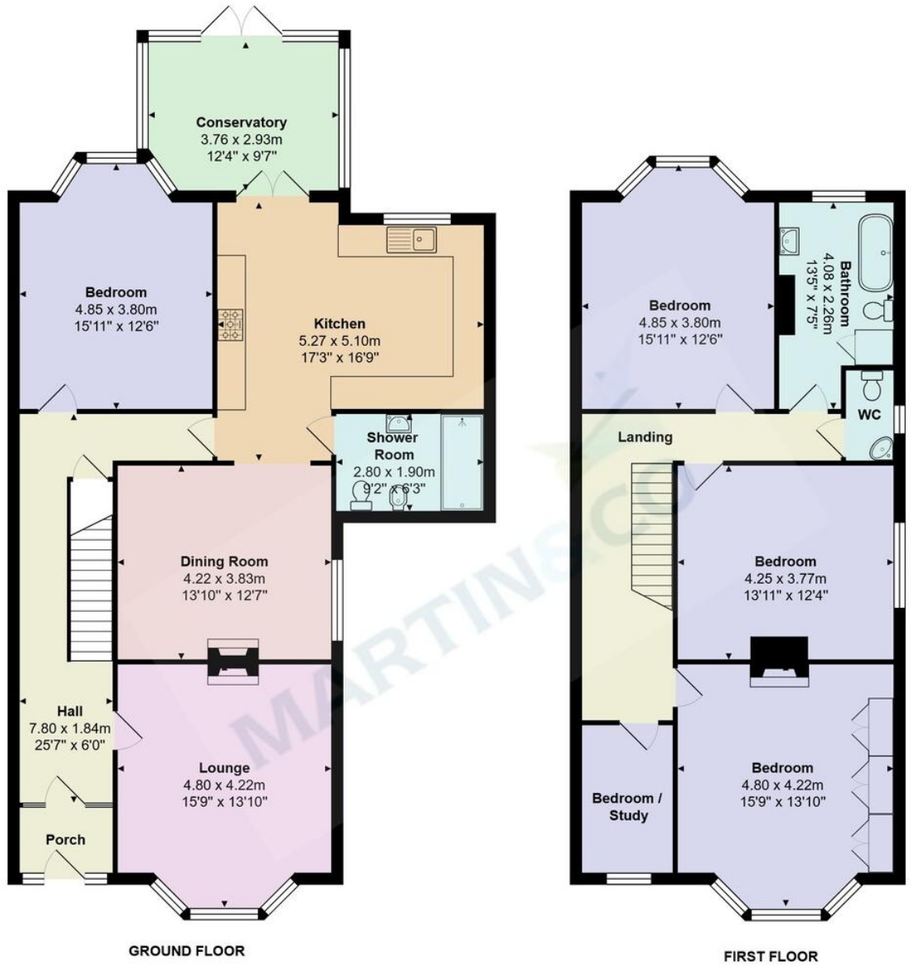
Property Location
Boscombe, Bournemouth

Hamilton Road is situated in a well-established residential area of Boscombe, Bournemouth, offering a convenient location within easy reach of a wide range of local amenities and transport links. The property location benefits from proximity to Boscombe's bustling high street, which offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday services. Nearby schools, healthcare facilities and recreational spaces further enhance the area's appeal. The award-winning sandy beaches of Boscombe and its picturesque seafront are also within easy reach, providing opportunities for coastal walks, outdoor activities and leisure pursuits. Boscombe Chine Gardens and the iconic Boscombe Pier offer additional attractions for residents and visitors alike.



Total Area: 198.5 m² ... 2136 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, seller(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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Hamilton Road, Bournemouth

Asking Price Of £800,000

Key features:

- Character Property
- Highest
- Semi-Detached
- Four Bedrooms
- One Extra Study
- Two Reception
- Two Bathrooms
- Private Garden
- Three Parking Spaces
- Spacious Throughout
- Gas Central Heating
- Conservatory



Why you'll like it

A charming and substantial character property, situated in a convenient Bournemouth location, offering generous accommodation throughout, four double bedrooms, additional study room and a private garden. This attractive semi-detached home is full of individuality and traditional appeal, making it an excellent choice for buyers looking for a property with character, space and a welcoming feel. The generous proportions throughout create a sense of space, while the property's distinctive charm sets it apart from more modern homes.

The accommodation comprises four well-proportioned double bedrooms, providing plenty of room for family living, alongside two bathrooms for added everyday convenience. With spacious accommodation throughout, the property offers a comfortable setting for modern family life, with room to relax, entertain and enjoy. Externally, the private garden provides a valuable outdoor space, ideal for enjoying the warmer months, entertaining friends and family, or simply relaxing outdoors. A further standout feature is the off-road parking for up to three vehicles, offering excellent practicality and convenience.

The property is ideally positioned in Bournemouth, with access to a range of local shops, cafés and everyday amenities, as well as transport links for travelling further afield. The nearby coastline and Bournemouth's beautiful beaches provide additional appeal for those looking to enjoy the area's coastal lifestyle.

Combining the charm of a character home with four double bedrooms, two bathrooms, generous living space, a private garden and substantial off-road parking, this is a fantastic opportunity to acquire a distinctive home in a convenient Bournemouth location.

Early viewing is highly recommended to appreciate the space, character and potential this property has to offer.



Agent's Notes:
Tenure: Freehold
Council Tax Band: D | EPC: D

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.















