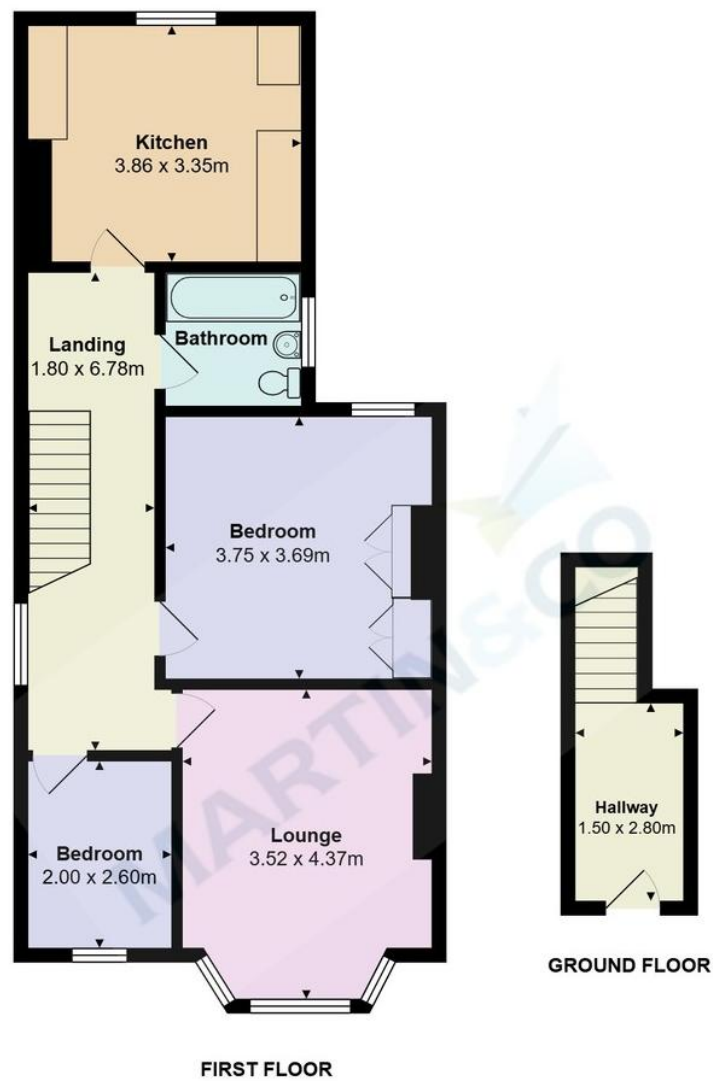


Property Location

Haviland Road East is a predominantly residential road in East Bournemouth, within the Boscombe East & Pokesdown area. It runs close to Christchurch Road and is well positioned for access to Boscombe, Pokesdown and Bournemouth town centre. The road has a mixture of detached houses, flats and some smaller residential developments, with many properties dating from the early 20th century. The road is particularly convenient for transport. Pokesdown railway station is approximately 0.4 miles away, providing services towards Bournemouth, Southampton and London, while Bournemouth railway station is around 1.3 miles away. There are also several bus stops along nearby Christchurch Road and Ashley Road



Total Area: 71.6 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.



Haviland Road East, Bournemouth

Asking Price Of £160,000

Martin & Co Bournemouth

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01202559922

<http://www.bournemouth.martinco.com>





MARTIN&CO

Key features:

- Two Bedroom
- First Floor Maisonette
- Period Property
- Private Entrance
- Private Rear Garden
- Detached Garage – One of Two Adjoining
- Spacious Lounge
- Bay Windows
- Separate Kitchen
- Family Bathroom
- Gas Central Heating
- 110-Year Lease



Why you'll like it

A fantastic opportunity to acquire this well-proportioned two-bedroom first-floor maisonette, forming part of a converted period property and offering a particularly appealing combination of generous accommodation, a private garden, its own private entrance and a detached garage, forming part of a pair of adjoining garages.

Extending to approximately 71.6 sq m, the property offers considerably more than many comparable two-bedroom apartments and would make an excellent first-time purchase, home for a couple, downsizing opportunity or investment.

The property benefits from its own private entrance, with an external entrance at ground floor level leading to the stairs and first floor accommodation. Once upstairs, the welcoming landing provides access to all of the principal rooms. The lounge is a generous reception room measuring approximately 14'4" x 10'7", with an attractive bay window providing plenty of natural light. There is ample space for comfortable seating and additional furniture, making this an ideal room for relaxing and entertaining.

The separate kitchen is situated towards the rear of the property. The room provides a good amount of space for fitted units, appliances and preparation areas, whilst also offering sufficient room for a small breakfast table if required. There are two bedrooms. The principal bedroom is an impressive 12'4" x 12'1", providing excellent space for a double bed and a range of bedroom furniture. The second bedroom measures approximately 8'6" x 6'7" and would make an

ideal child's bedroom, guest room, dressing room or home office. The accommodation is completed by a family bathroom, fitted with a white suite and benefiting from a window providing natural light and ventilation.

Outside, there is on-road parking, an enclosed private rear garden & detached garage

Agent's Notes:

Tenure: LEASEHOLD

Lease: 110 Years Remaining

Annual Service Charge: As & When 50/50 Basis

Annual Ground Rent: £50pa

Council Tax Band: B | EPC: D

Building Insurance: 50% payable to Freeholder (Paid until Aug 2027)

Holiday Lets: Via Freeholders Consent

Pets: Via Freeholders Consent

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

