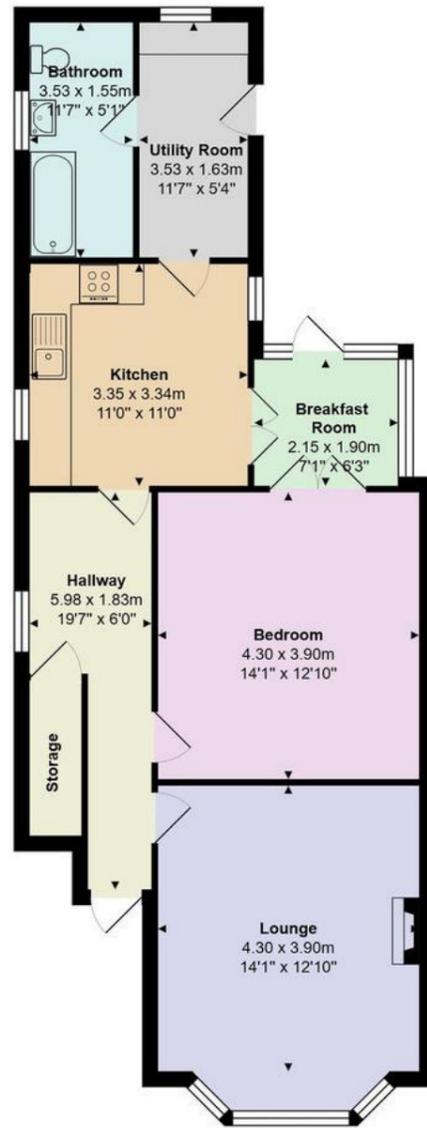


## Property Location Southbourne



Total Area: 74.0 m<sup>2</sup> ... 796 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.



## Parkwood Road, Bournemouth

Asking Price Of £190,000

**Martin & Co Bournemouth**

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

**01202559922**

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





Ground Floor

Enclosed Garden

Gas Central Heating

Modern Fitted Bathroom

Sought After Location

No Forward Chain

Spacious Accommodation

Character Features

Separate Kitchen

Freehold



### Why you'll like it

Access to the building is via a communal, double-glazed front door leading into the entrance porch, with a secure inner door providing an additional point of entry. The flat's private entrance is located to the right-hand side and is accessed through a UPVC double-glazed front door, opening into a welcoming hallway with wood laminate flooring and a large under-stair storage cupboard.

To the right, the front living room features high ceilings, a bay window, and an open-style fireplace, creating a light and characterful space. The property benefits from gas central heating with modern radiators throughout.

The double bedroom offers double French doors to a rear porch with windows overlooking the garden and a further door providing direct garden access. Additional double doors lead through to the kitchen.

The kitchen is fitted with a range of wall and base units, a four-burner gas hob with oven beneath, and a wall-mounted boiler. There is space for both an undercounter fridge-freezer and a tall fridge-freezer, as well as room for a breakfast table.

To the rear, a utility room provides space and plumbing for a washing machine and dryer, with a useful worktop and direct access to the garden.

The bathroom is fitted with a modern three-piece suite comprising a low-flush WC, vanity wash basin with mixer tap, and a panelled bath with mixer tap and shower attachment. Additional features include a UPVC double-glazed window and a chrome heated towel rail.

The rear garden is well presented, with an area laid to slate, a stone pathway leading to a patio, and a fully enclosed perimeter with timber fencing. There are well-maintained borders, mature trees, and shrubs, as well as an additional seating area to the rear. A gated side path leads back to the front of the property.

The property also benefits from a driveway at the front, providing off-road parking.

The property is situated in an ideal location for both primary and secondary schools of Southbourne, and surrounding areas, including Stourfield Junior School, or St Peters Primary and Secondary School. The property is just a short walk to Southbourne bustling High Street which offers many wonderful restaurants, coffee shops, bars, and independent stores.

The Award Winning Beaches of Bournemouth are a short walk away from the property.

Tenure: Freehold  
Council Tax: B  
Potential Rental Return: £950  
Pets Permitted: Yes  
Holiday Lets Permitted: Yes  
All main utilities are connected.

