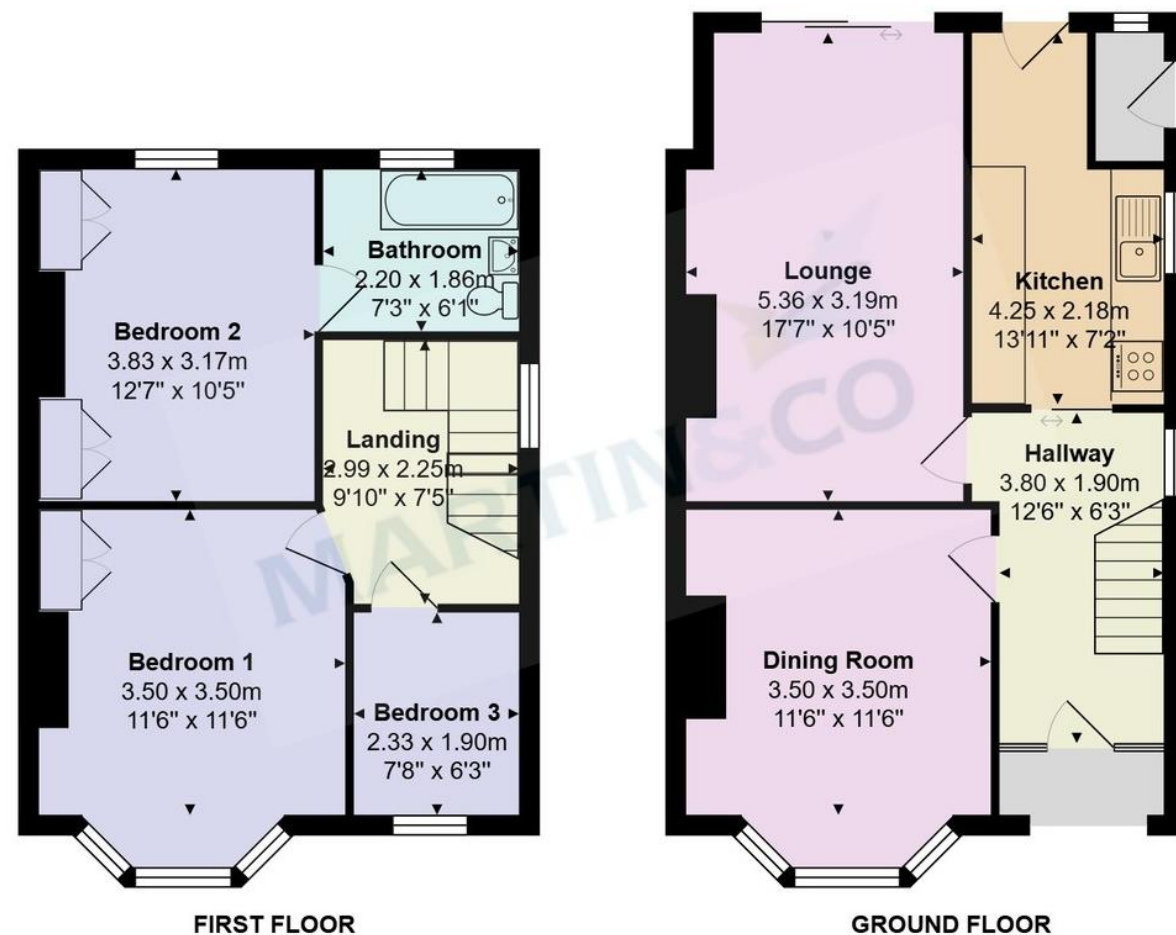


Property Location Noel Road, Bournemouth

Noel Road is a residential road located in the BH10 area of Bournemouth, within the wider North Bournemouth/Winton and Moordown area. It is a popular family location, known for its quieter suburban feel, traditional houses and convenient access to local amenities. Noel Road is considered an attractive North Bournemouth location due to quiet residential surroundings, larger houses compared with central areas, gardens and parking availability, good access to schools and amenities, strong appeal to families and owner-occupiers. Overall, Noel Road offers a comfortable suburban lifestyle with good accessibility, making it a desirable choice for buyers looking for a family home in Bournemouth away from the busier coastal areas.



Total Area: 91.9 m² ... 989 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, 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.



Noel Road, Bournemouth

Offers Over £310,000

Martin & Co Bournemouth

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





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Key features:

- Freehold
- Three Bedroom
- Semi-Detached
- First-Time Purchase
- Or Family Home
- Tax Band C
- Private Rear Garden
- Driveway
- Gas Central Heating
- Entrance Porch



Why you'll like it

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the principal ground floor accommodation and staircase rising to the first floor. Positioned at the front of the property is a generous dining room featuring a bay window that allows for an abundance of natural light. This versatile reception room provides an ideal setting for formal dining, family gatherings.

Continuing through the hallway, the accommodation opens into a well-proportioned lounge with bright and inviting living space offers ample room for a range of furnishings and enjoys direct access to the rear of the property, making it an ideal area for both relaxation and entertaining. Adjacent to the lounge is the fitted kitchen, offering a range of storage units and work surfaces with space for appliances. Conveniently positioned to the rear of the property, the kitchen also benefits from access to the garden, creating a practical layout for day-to-day family living.

Ascending to the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a spacious double room located at the front of the property, benefiting from an attractive bay window and ample space for freestanding furniture. A second generous double bedroom overlooks the rear garden and offers excellent proportions, while the third bedroom provides a comfortable single room, ideal for a child's bedroom, nursery, dressing room or home office. Completing the first-floor

accommodation is the family bathroom, fitted with a bath, wash hand basin and WC. Externally, the property benefits from private front and rear gardens, with the rear garden providing an excellent space for outdoor entertaining, family activities and gardening enthusiasts. The property further benefits from its semi-detached position within a well-established residential road in the popular Kinson area of Bournemouth.

Agent's Note's:

Tenure: Freehold

Tax Band C

All Mains Connected

1. Money laundering regulations:

intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 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 limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

