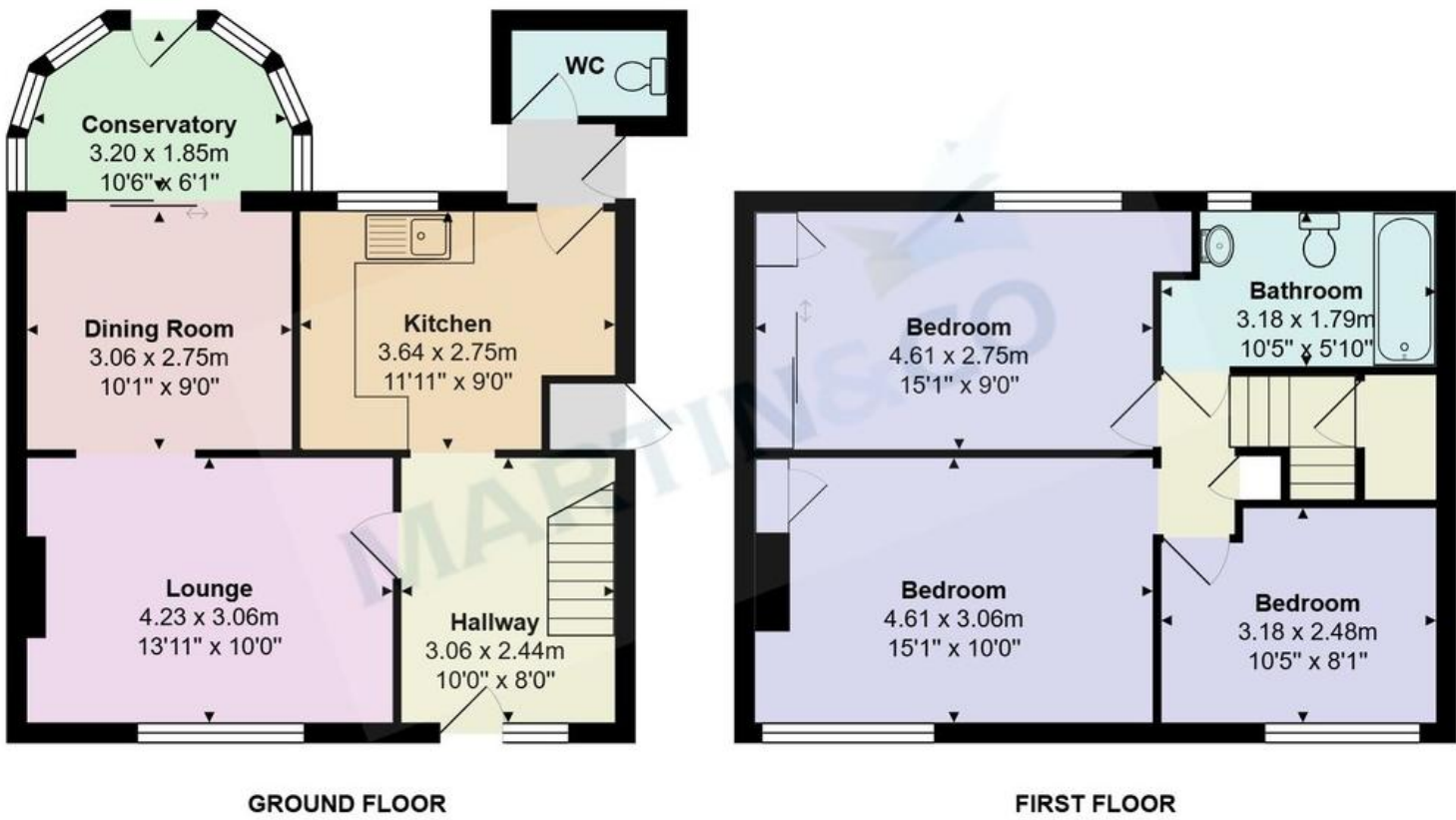


Property Location
Christchurch

Christchurch is a historic coastal town immediately east of Bournemouth, forming part of the Bournemouth, Christchurch and Poole (BCP) Council area. It is one of Dorset's most desirable places to live, offering a blend of medieval heritage, beautiful waterfront scenery, excellent schools and easy access to both Bournemouth and the New Forest.



Total Area: 95.5 m² ... 1028 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.

Marmion Green, Christchurch

Asking Price Of £300,000

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

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





MARTIN&CO

KEY FEATURES

Terraced House
Three Bedroom
Two Reception
Separate Kitchen
Conservatory
Large Entrance Hall
Family Bathroom
Separate Cloakroom
Large Patio Garden
Rear Outbuilding
Gas Central Heating
Parking
Great Location
Needs Refurbishment



Why you'll like it

**Guide Price of £300,000 to £310,000 **

A fantastic opportunity to acquire this three-bedroom terraced home, ideally positioned in a highly sought-after and convenient location. Offering generous living space and excellent potential, this property is perfect for buyers looking to create a home tailored to their own tastes and requirements.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and dining arrangements, along with a lean-to at the rear that offers additional useful space. A downstairs W/C adds further practicality. Upstairs, the property features three bedrooms and a family bathroom, making it well suited to families or those needing extra room to work from home.

Externally, the property benefits from off-street parking to the front, while to the rear there is a notably large outbuilding. This structure presents significant potential but requires immediate attention, making it ideal for buyers seeking a project or additional development possibilities.

Although the property is in need of refurbishment throughout, it represents an excellent investment opportunity with scope to add considerable value. With its desirable location, strong transport links, and proximity to local amenities, schools, and green spaces, this home offers both convenience and lifestyle appeal.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Early viewing is highly recommended to fully appreciate the potential on offer.

Agent's Notes:
Freehold
Council Tax - C
EPC - D
Parking - Driveway

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 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.

