



Abinger Road, Bournemouth BH7 6LX

welcome to

Abinger Road, Bournemouth

FOUR BEDROOM detached HOUSE with TWO RECEPTION ROOMS and Beautiful private SOUTH FACING rear garden. Situated in a QUIET SOUGHT-AFTER location of the prestigious Boscombe East, within a short drive of Southbourne highstreet, Southbourne BEACH & Kings Park Playing Fields.





Entrance Hall

Kitchen

12' 2" x 10' 10" (3.71m x 3.30m)

Sitting Room

12' 2" x 9' (3.71m x 2.74m)

Reception Room 1

14' 1" x 11' 11" (4.29m x 3.63m)

Reception Room 2

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom 1

14' 1" x 11' 11" (4.29m x 3.63m)

Bedroom 2

12' 8" x 12' 2" (3.86m x 3.71m)

Bedroom 3

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom 4

7' 10" x 5' 11" (2.39m x 1.80m)

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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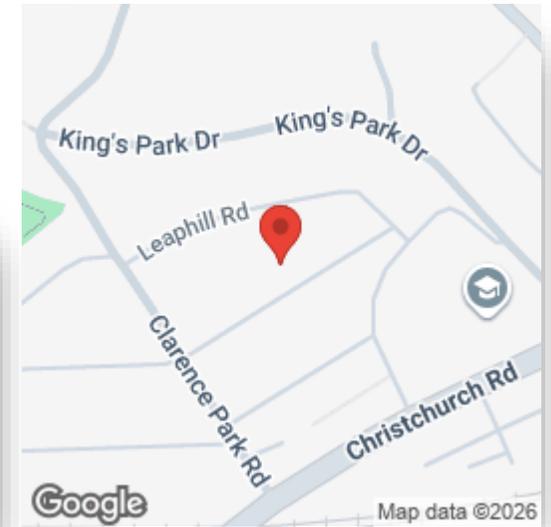
Abinger Road, Bournemouth

- NO FORWARD CHAIN
- Four Bedroom Detached Home
- Garage
- Two Reception Rooms & Good Size Kitchen/Breakfast Room/Snug With Double Doors To The Garden
- Private, South-Facing Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110869



Property Ref:
WTN110869 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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