Property Location
Charminster, Bournemouth

Charminster is a popular and well-established residential area of Bournemouth, conveniently positioned close to a wide range of local amenities along Charminster Road, with excellent transport links to Bournemouth town centre, the beach and surrounding areas. The area offers a varied mix of period houses, converted apartments and purpose-built properties, making it an attractive location for homeowners, first-time buyers and investors alike.

Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.









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, seller(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.

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

01202559922
http://www.bournemouth.martinco.com

Stewart Road, Bournemouth

Asking Price Of £320,000

Key features:

- Chain Free
- Terraced House
- Driveway Parking
- Three Bedrooms
- Two Reception
- Rear Garden
- Gas Central Heating
- Double Glazed
- Excellent School Catchment Area
- Close To Amenities
- Ideal First Time Buyers Purchase

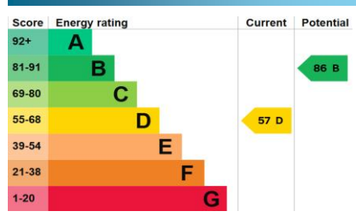


Why you'll like it

A fantastic opportunity to acquire this attractive three bedroom terraced house, ideally situated in the popular Charminster area of Bournemouth. Offering well-proportioned accommodation throughout, a private driveway and excellent potential for modernisation and personalisation, this property would make an ideal first-time purchase or investment opportunity.

The ground floor provides a welcoming entrance into the property, with a comfortable reception area leading through to the main living accommodation. The layout offers a practical and versatile space for both relaxing and entertaining, with the kitchen positioned to the rear and providing access towards the outside of the property. Upstairs, the property offers three bedrooms, providing plenty of flexibility for a growing household, home office or guest accommodation. The accommodation is complemented by a family bathroom. Externally, the property benefits from driveway parking to the front, a particularly desirable feature in this popular residential location. The rear garden provides a private outside space with scope to create an attractive area for outdoor dining, entertaining or simply enjoying the warmer months.

Located in Charminster, the property is conveniently positioned for a range of local shops, cafés, restaurants and everyday amenities, while Bournemouth town centre, the award-winning beaches and excellent transport links are all within easy reach. The area is also popular with first-time buyers and investors alike. With its three bedrooms, driveway parking, practical accommodation and highly convenient location, this property represents an excellent opportunity for buyers looking to take their first step onto the property ladder.



Agent's Notes:
Tenure: Freehold
Parking: Driveway, for two cars
Council Tax Band: C | EPC: D

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
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.
AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.















