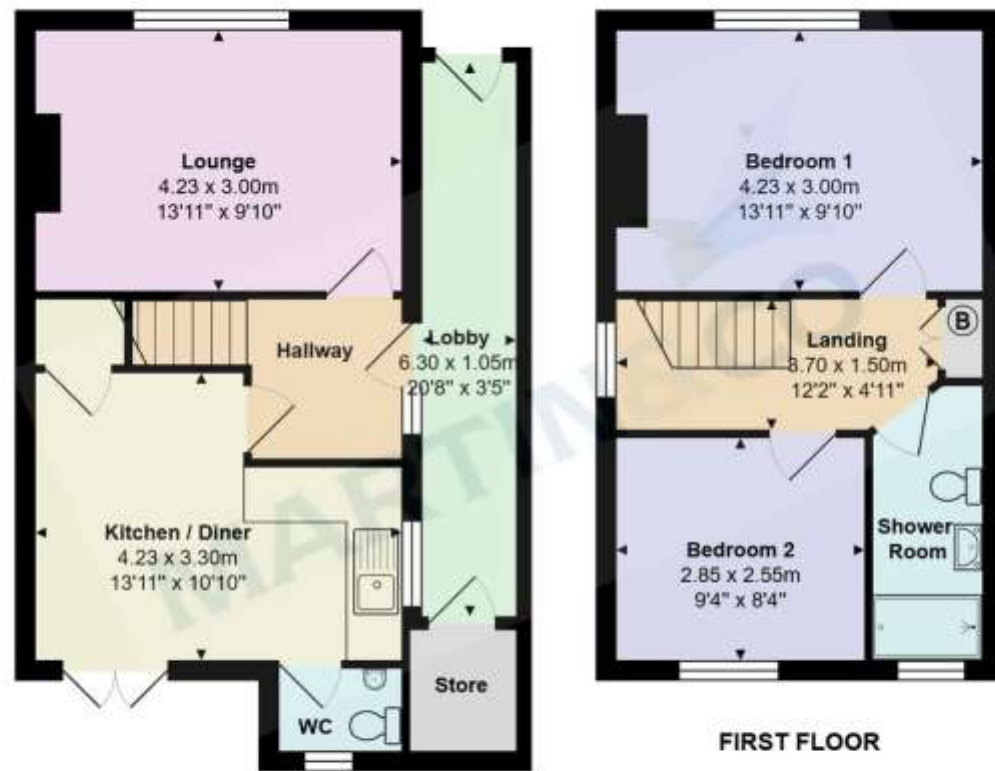


Property Location

Bournemouth



GROUND FLOOR

FIRST FLOOR

Total Area: 73.2 m² ... 788 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.

Boscombe Grove Road, Bournemouth

Asking Price Of £299,950

Martin & Co Bournemouth

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01202559922



Two Double Bedroom
Detached House

Open Plan
Kitchen/Dining Room

Spacious Reception
Room

Family Bathroom Suite

Front Driveway

Gas Central Heating

Private Rear Garden



Why you'll like it

This charming two-bedroom detached home offers well-balanced accommodation extending to approximately 788 sq ft (73.2 sq m), combining practical living space with a layout ideally suited to first-time buyers, professional couples, downsizers, or investors.

Approaching the property, a covered side entrance leads into a useful enclosed lobby, providing sheltered access and additional storage potential before entering the main home. Stepping through into the welcoming hallway, the accommodation immediately feels bright and functional, with stairs rising to the first floor and access to the principal ground-floor rooms.

Positioned at the front of the property is the spacious lounge, measuring approximately 13'11" x 9'10" (4.23m x 3.00m). Benefiting from a large front-facing window, the room enjoys excellent natural light and provides a comfortable setting for both relaxation and entertaining. To the rear of the property is the impressive kitchen/dining room, extending to approximately 13'11" x 10'10" (4.23m x 3.30m). Offering generous floor space for dining furniture alongside fitted kitchen units and work surfaces, this room forms the heart of the home. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making the space ideal for family gatherings and summer entertaining.

Agent's Note's:
Tenure: Freehold
Tax Band: B
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.

