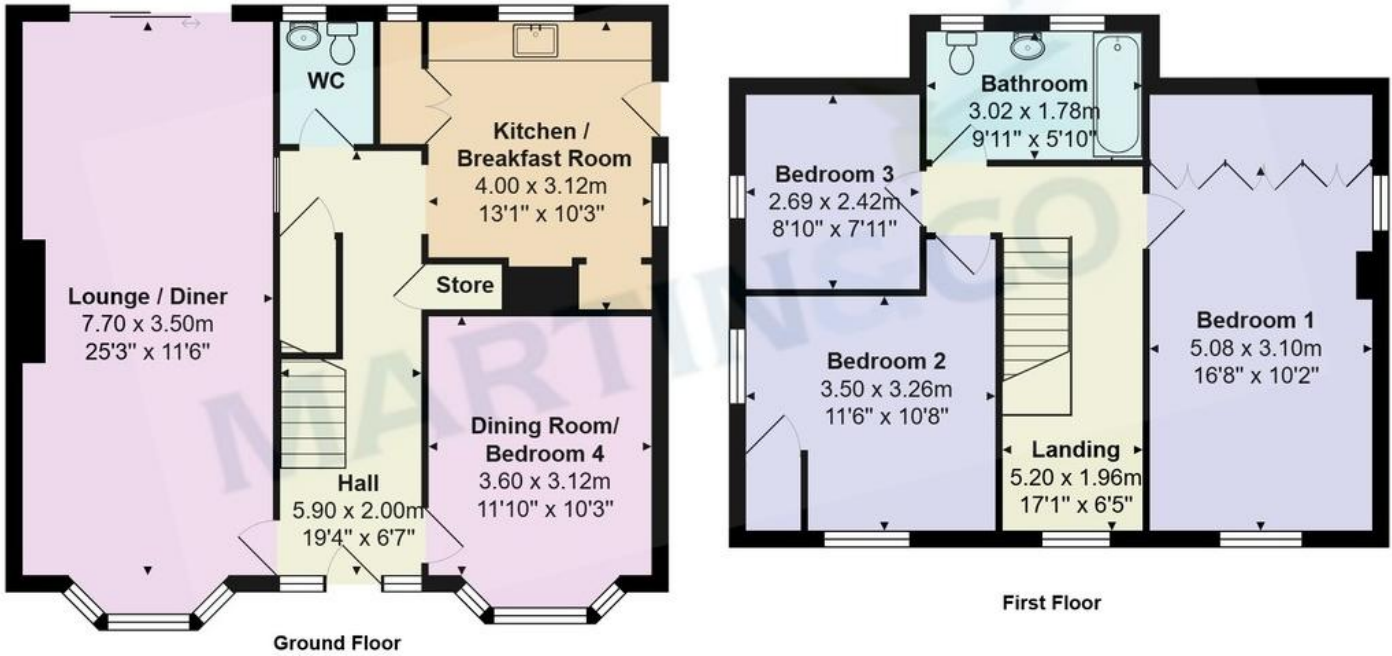


Property Location
Littledown



Total Area: 125.1 m² ... 1347 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.

Harewood Avenue, Bournemouth

Asking Price Of £500,000

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

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



Detached Chalet-Style Home

Flexible Accommodation

Triple-Aspect Lounge

Large South Facing Garden

Additional Reception Room

Fitted Kitchen

Three Bedrooms

Family Bathroom

Convenient Location

Ground Floor W/C



Why you'll like it

Boscombe East is known for its tree-lined roads and character 1930s homes, while nearby Littledown offers more modern 1980s development. The area is conveniently close to Southbourne, the Royal Bournemouth Hospital and the Littledown Leisure Centre, with its pool, gym and sports facilities. Well-regarded schools, local parks and good transport links, including Pokesdown train station, make this a popular choice for families and commuters alike.

This detached chalet-style home provides flexible and adaptable living space. The main living room benefits from windows on three sides, allowing plenty of natural light to fill the room, and features double doors opening onto the rear garden. An additional reception room is currently arranged as a home office but could also serve as a fourth bedroom.

The kitchen is fitted with a range-style cooker and offers space and plumbing for a washing machine and fridge/freezer.

Upstairs, there are three bedrooms, all served by a family bathroom fitted with a bath and overhead shower with glass screen, wash basin and WC.

Externally, the rear garden features mature trees and established shrubs, with the remainder mainly laid to lawn.

Agent Notes
Tenure - Freehold
Council Tax Band - E
EPC - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

