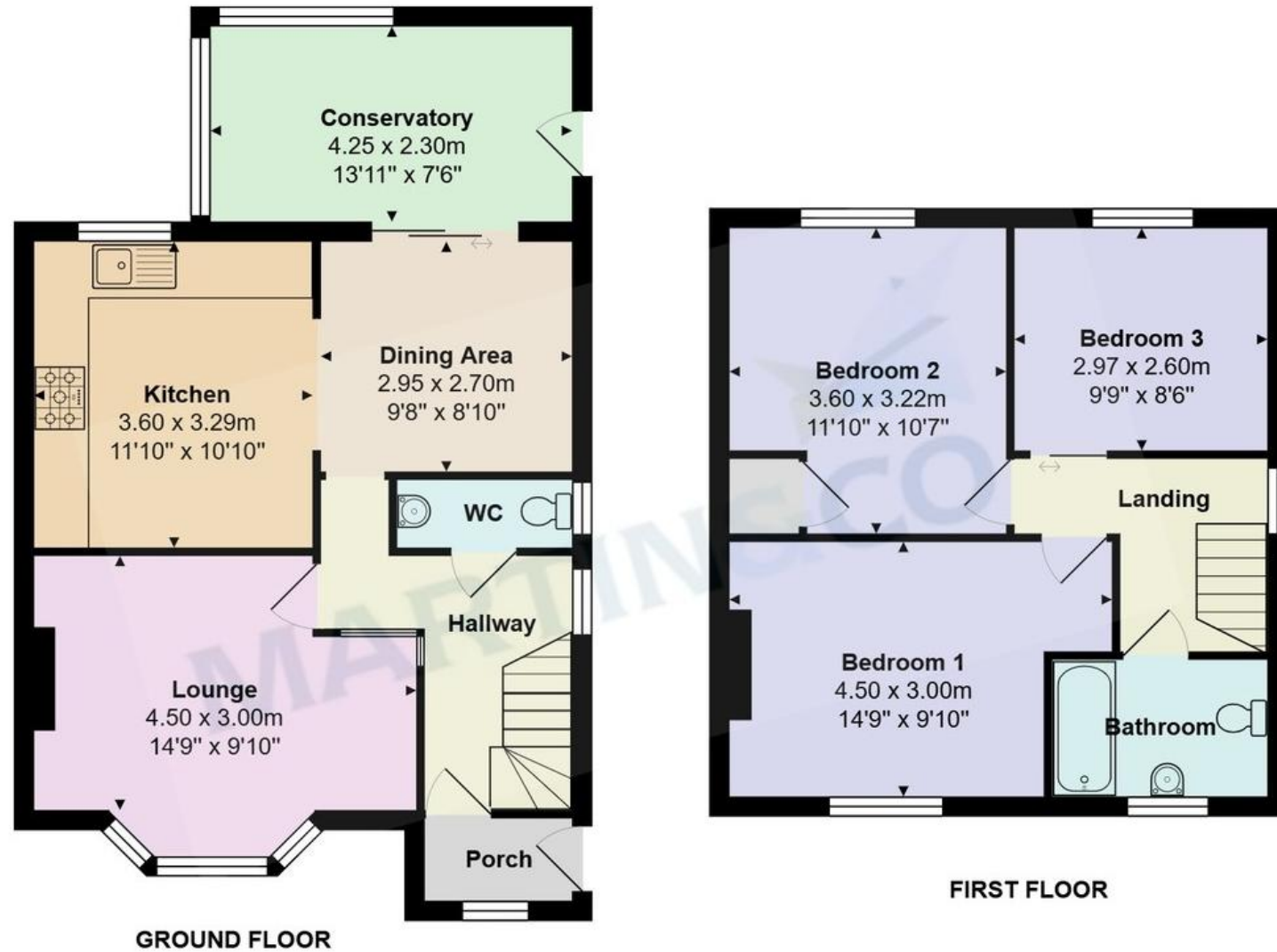


Property Location Charminster, Bournemouth

Charminster is a popular and well-established residential area of Bournemouth, situated just north of the town centre. It is particularly attractive to first-time buyers, families, young professionals and investors, offering a good combination of residential properties, local amenities and convenient transport links. The area is also popular with buy-to-let investors, partly because of its proximity to Bournemouth town centre and the area's strong rental demand. Charminster benefits from regular bus services along Charminster Road and Bournemouth railway station is also within convenient reach, providing rail connections towards Southampton, London and other destinations.



Total Area: 98.3 m² ... 1058 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.



Charminster Road, Bournemouth

Asking Price Of £325,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>





MARTIN&CO

Key features:

- Chain Free
- Semi-Detached
- 3 Bedrooms Home
- Sought After Area
- Excellent School Catchment Area
- Over 1000 sq feet
- Separate Dining Area
- Family Bathroom
- Bay Windows
- Downstairs WC
- Conservatory
- Entrance Porch
- Gas Central Heating



Why you'll like it

INVESTMENT OPPORTUNITY - BUY TO LET ONLY

A fantastic opportunity to acquire this spacious three-bedroom semi-detached family home, ideally positioned in the highly sought-after Moordown area of Bournemouth and offered to the market with no forward chain.

Situated on the ever-popular Charminster Road, this characterful property offers generous living accommodation throughout and presents an excellent opportunity for families, first-time buyers and investors alike. The home benefits from well-proportioned rooms, ample natural light and versatile accommodation, while also offering significant potential for modernisation or further enhancement, subject to the necessary consents.

The ground floor comprises a welcoming entrance hallway leading to a spacious lounge, separate dining room and a fitted kitchen overlooking the rear garden. Upstairs, the property boasts three good-sized bedrooms along with a family bathroom, making it perfectly suited to growing families or those seeking additional home office space.

Further benefits include gas central heating, double glazing and the advantage of being sold with no forward chain, allowing for a smooth and uncomplicated purchase. Moordown remains one of Bournemouth's most desirable residential locations, thanks to its excellent transport links, strong community feel and close proximity to a wide range of local amenities. The property is conveniently located within easy reach of Charminster High Street, Castlepoint Shopping Centre and Bournemouth Town Centre, offering an extensive selection of

shops, cafés, restaurants and leisure facilities. Bournemouth's award-winning sandy beaches are also just a short drive away. The area is particularly popular with families due to its highly regarded local schools and convenient access to Bournemouth's grammar schools. Excellent road links via the Wessex Way provide easy routes to Poole, Christchurch, Southampton and London, while Bournemouth railway station offers direct mainline services to London Waterloo.

Early viewing is highly recommended to appreciate the space, potential and superb location this chain-free home has to offer.

Agent's Notes:

Tenure: Freehold

Council Tax: C | EPC: D

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

