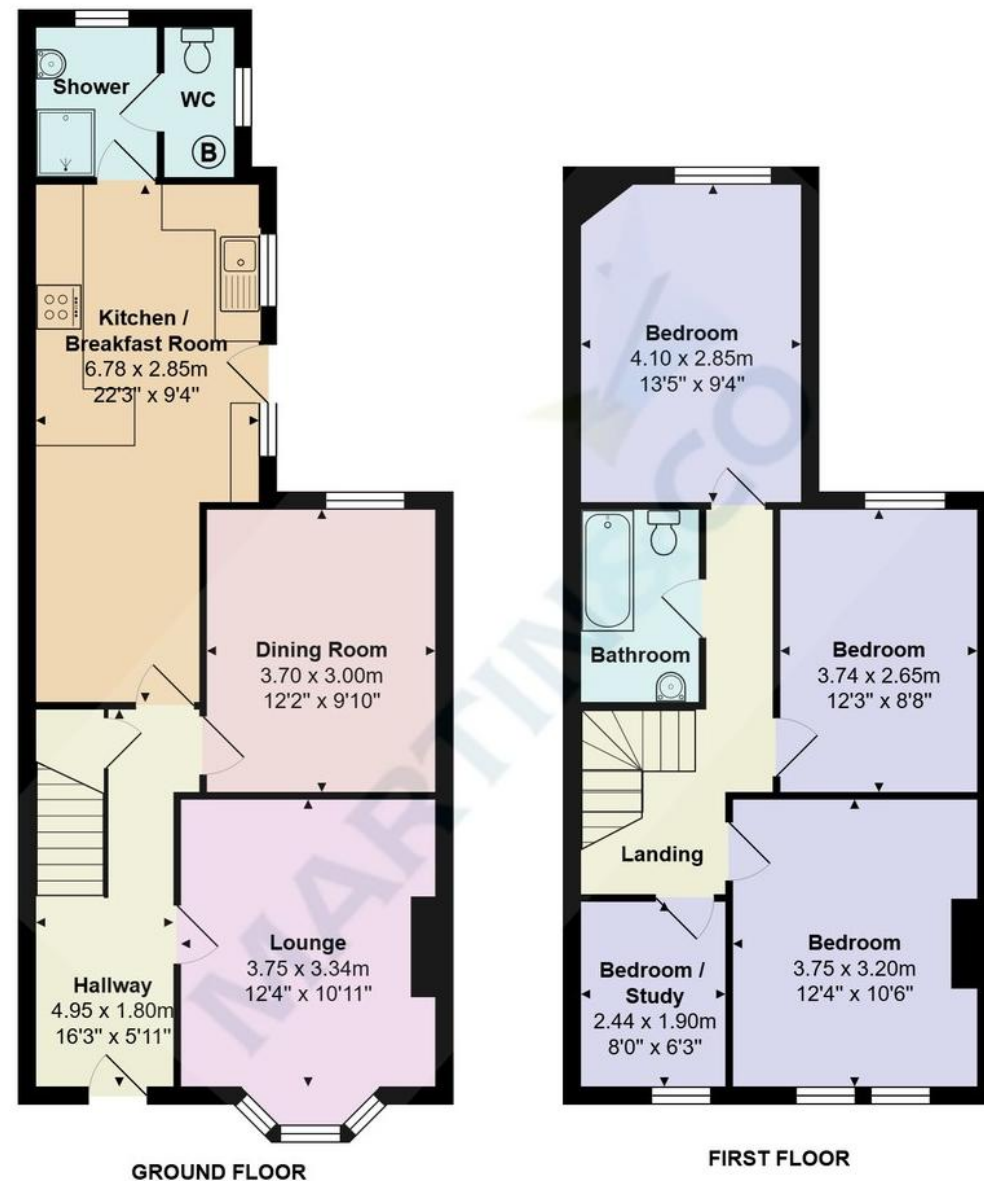


Property Location Portman Road, Bournemouth

Portman Road is a well-established residential road in the popular suburb of Boscombe, situated approximately 2 miles east of Bournemouth town centre. The location offers an excellent balance of convenience and coastal living, making it popular with first-time buyers, families and investors alike. The nearby Boscombe Gardens and Portman Ravine provide attractive green spaces with pleasant walking and cycling routes leading directly to the seafront.



Total Area: 110.0 m² ... 1185 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.



Portman Road, Bournemouth

Offers Over £325,000

Martin & Co Bournemouth

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

01202559922

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



Key features:

No Forward Chain

Four Bed Semi-Detached

Spacious Accommodation

Two Reception Rooms

Kitchen/Breakfast Room

Two Bathrooms

Extensive Rear Garden

Feature Fireplace

High Ceilings

Gas Central Heating

Double Glazing

Side Access to Garden

Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

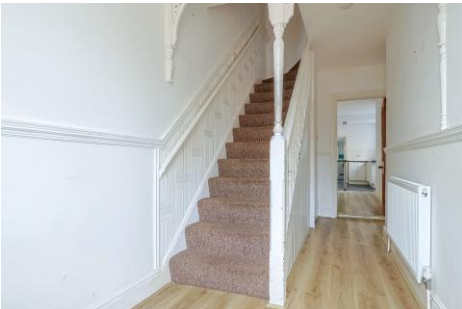


Why you'll like it

A superb opportunity to purchase this generously proportioned four-bedroom Edwardian semi-detached home, offering approximately 1,185 sq.ft (110 sq.m) of versatile accommodation whilst retaining much of the character and charm associated with homes of this period. Situated within a popular residential road, an ideal family home with spacious living accommodation, an extensive rear garden and off-road parking, all within easy reach of Bournemouth town centre, local schools and award-winning beaches.

Upon entering the property, you are welcomed by a spacious entrance hallway. To the front of the property is a living room with characterful bay window, filled with natural light and offering an inviting space to relax. A feature fireplace creates an attractive focal point, whilst the high ceilings and generous room proportions add to the property's period appeal. The separate dining room provides an excellent entertaining space or could equally be utilised as a children's playroom, home office or second reception room.

The kitchen/breakfast room is located to the rear, extending to almost 23 feet in length. Offering an abundance of worktop space and storage together with ample room for a family dining table, this sociable space forms the heart of the home and enjoys direct access to the rear garden. Completing the ground floor is a useful shower room with separate WC, adding practicality for modern family living. The first floor offers four well-proportioned bedrooms, making the property ideal for growing families or those requiring dedicated home office space. The master bedroom is a generous double overlooking the front aspect, whilst the remaining bedrooms provide flexible accommodation suitable for children,



guests or used for remote working. A modern family bathroom serves the first floor and is fitted with a contemporary white suite including bath with shower over, wash hand basin and WC.

Outside, one of the property's standout features is the extensive rear garden. Predominantly laid to lawn with mature planting and established trees, the garden offers enormous potential for families, keen gardeners or those wishing to create outdoor entertaining areas.

There may also be scope for a rear extension, allowing purchasers to further enhance the already generous accommodation. To the front of the property is driveway parking for one vehicle, together with side access leading to the rear garden.

Agent's Notes:

Tenure: Freehold

Council Tax Band: C | EPC: E

All mains are connected.

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.

