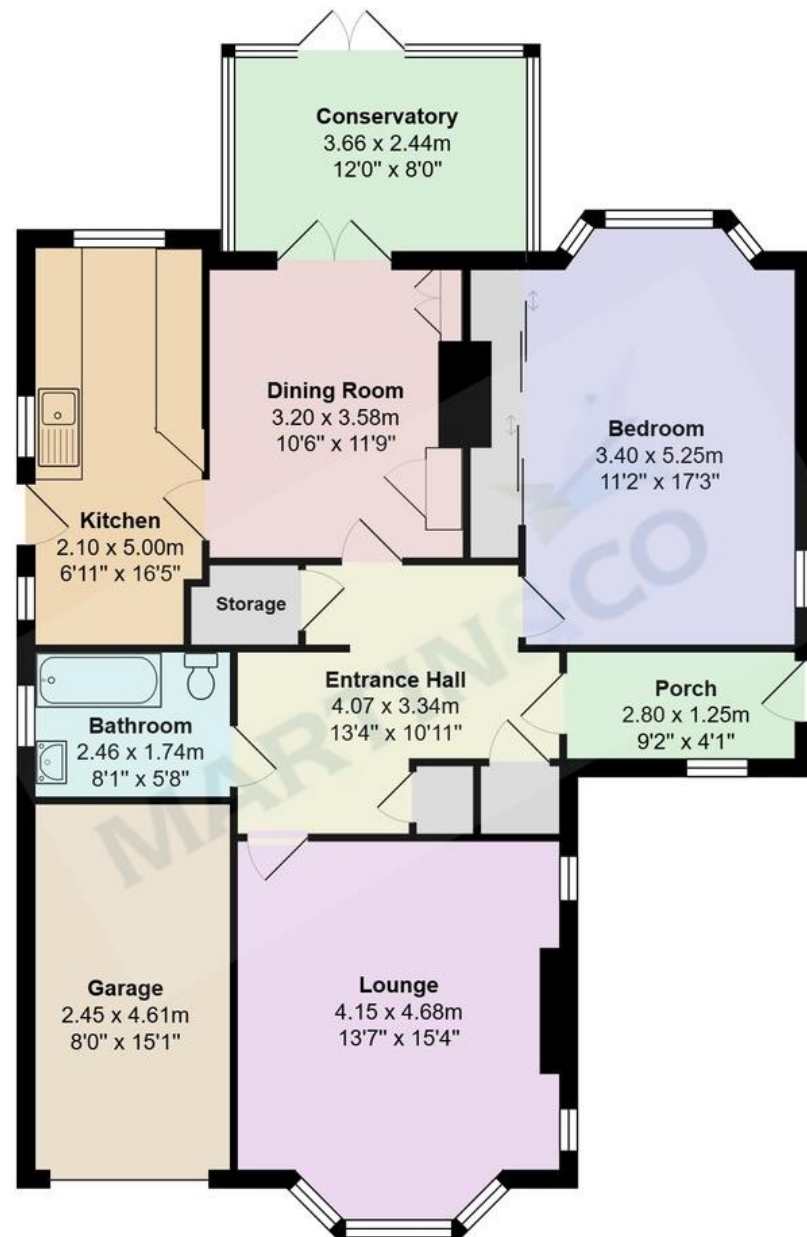


Property Location Southbourne, Bournemouth

Ravine Road is a well-established residential road in Southbourne, area and close to Southbourne Grove and the seafront. The street has a mixture of substantial detached houses, converted flats and purpose-built/converted apartments.



Total Area: 106.3 m² ... 1144 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.



Ravine Road, Bournemouth

Offers Over £250,000

Martin & Co Bournemouth

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T: 01202559922 • E: bournemouth@martinco.com

01202559922

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





MARTIN&CO

Key features:

- No Forward Chain
- Selling with Freehold
- Southbourne Location
- South Facing Garden
- Extremely Spacious
- 106m² / 1,144 sq ft
- One Double Bedroom
- Separate Dining Room
- Ground Floor
- Private Garage
- Conservatory
- Allocated Parking
- Gas Central Heating
- Glazed Windows
- Pets Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Upon entering the property, you are welcomed into a central entrance hall, providing access to the accommodation and creating a natural flow throughout the home. Moving through, you have access to the kitchen, which offers a long and practical layout, with plenty of room for storage and preparation space.

Continuing through the property, you come to the dining room, a well-proportioned space ideal for family meals and entertaining. From here, doors lead through to the conservatory, which provides an additional reception area, with plenty of natural light and a pleasant space to relax and enjoy the surroundings.

Returning to the main hallway, you will find access to the bedroom, which is generously sized and offers ample space for bedroom furniture and storage. The bathroom is also conveniently positioned off the hallway and benefits from a bath, separate shower enclosure, wash hand basin and WC.

Completing the accommodation is the spacious lounge, which offers a comfortable setting for relaxing and entertaining, with attractive bay-style features adding character to the room. The property further benefits from a useful porch, integral garage and a private rear garden, providing practical space to suit a variety of needs.

Agent's Note's:

THE FREEHOLD FOR THE WHOLE BUILDING IS INCLUDED IN THE SALE.

Flat 4 Lease: No existing lease currently in force. A new 999-year lease can be created on completion, if required by the buyer.

(Flat 4a Lease: 942 Years Remaining)

Annual Service Charge: As & When Basis (50%)

Annual Ground Rent: £Nil

Council Tax Band: C

EPC: C

Pets: Permitted

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.

