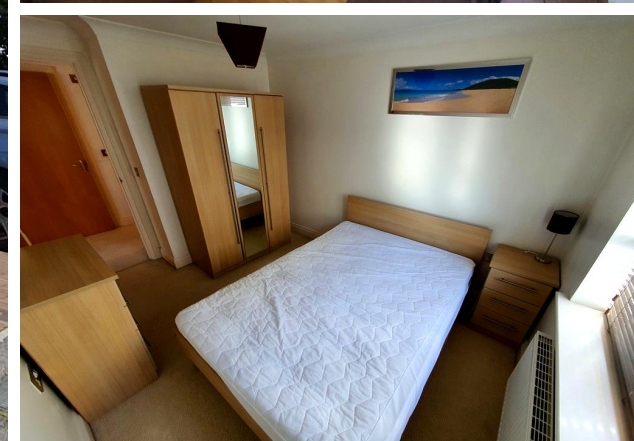


**FOR SALE**



**Earle Road, Westbourne, Bournemouth**  
**Asking Price Of £295,000**

  
**MARTIN & CO**



## Earle Road, Westbourne, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £295,000

- LONG LEASE 977 YRS REMAINING
- DOUBLE BEDROOMS
- GROUND FLOOR
- TWO BATHROOMS
- OFF STREET PARKING

### ENTRANCE & HALLWAY

Plain beige colour carpet flooring, white painted walls, wall mounted radiator with thermostatic control valve, doors to bedrooms, bathroom and lounge. 'Widex' security entry phone, wall mounted light switches and electric sockets, wall mounted 'Honeywell' heating thermostat, ceiling lights, Built-in double door cupboard housing hot water cylinder, fuse box and digital control panel for heating/hot water system.

### LIVING ROOM 14' 5" x 11' 11" (4.40m x 3.65m)

Pale wood effect laminated floor, UPVC double glazed windows one to front and one to side aspect, Venetian style window blinds, two wall mounted radiators with thermostatic control valve, TV aerial point, telephone point, light switches, electrical sockets, ceiling light.

### KITCHEN 11' 9" x 7' 2" (3.60m x 2.20m)

A range of lower cabinets and wall mounted cabinets, square white marble texture ceramic floor tiles, UPVC double glazed window and Venetian style window blinds, back splash of white/grey marble pattern ceramic mosaic tiles, drag grey pattern rolled edge melamine worktop, 'Franke' stainless steel sink and drainer with mixer taps, 'AEG' gas hob with four cooking rings, multiple wall power points, 'AEG' stainless steel oven,



extractor hood, 'Hotpoint' washer/dryer with integrated door to match other units, integrated fridge/freezer and ceiling spot lights.

**MAIN BEDROOM 12' 1" x 10' 5" (3.70m x 3.20m)**

UPVC double glazed window to side aspect, Venetian style window blinds, plain beige colour carpet, wall mounted radiator with thermostatic control valve, TV aerial point, light switches, electrical sockets, ceiling light.

**EN-SUITE BATHROOM 5' 9" x 5' 8" (1.77m x 1.73m)**

Square white marble texture ceramic floor tiles, marble pattern large wall tiles fitted at full height within the shower cubicle, triangle shaped ceramic shower base with glass door, white ceramic wash basin with matching pedestal, WC, wall mounted ladder style heated towel rail, ceiling mounted extractor fan, ceiling light, shaving point.

**BEDROOM 2 11' 9" x 8' 6" (3.60m x 2.60m)**

UPVC double glazed window to side aspect, Venetian style window blinds, plain beige colour carpet, wall mounted radiator with thermostatic control valve, TV aerial point, light switches, electrical sockets, ceiling light.

**BATHROOM 7' 0" x 6' 3" (2.15m x 1.92m)**

Square white marble texture ceramic floor tiles, marble pattern dark blue mosaic tiles fitted at full height around the bath, beige panel wooden fitted to side of bath, bath with integrated mixer tap and side screen with curved glass, white ceramic wash basin with matching pedestal, WC, wall mounted ladder style heated towel rail, ceiling mounted extractor fan, ceiling light, shaving point.

**PARKING**

A driveway leads from Earle Road to an area of off road parking to the front and side of the building. The property has one allocated parking space.



**Agent Notes**

Tenure – Leasehold  
 Lease Length – 977 Years remaining  
 Service charge – £1800.00  
 Ground Rent – Peppercorn  
 Holiday Lets - Not permitted  
 Pets – Not Permitted  
 All mains are connected

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 check the position for you, especially if you are contemplating travelling some distance to view the property.

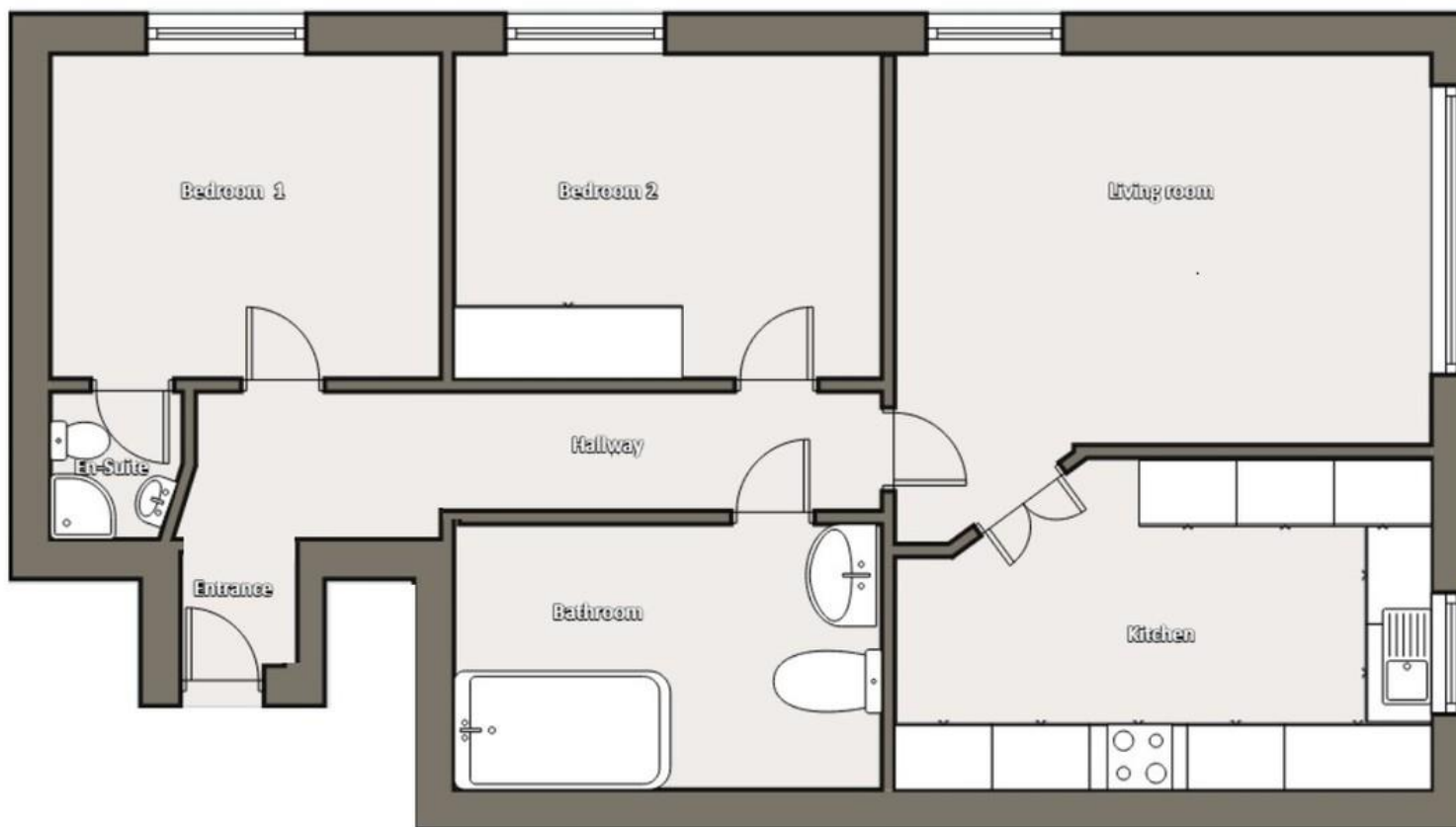
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Bournemouth

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**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.



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