

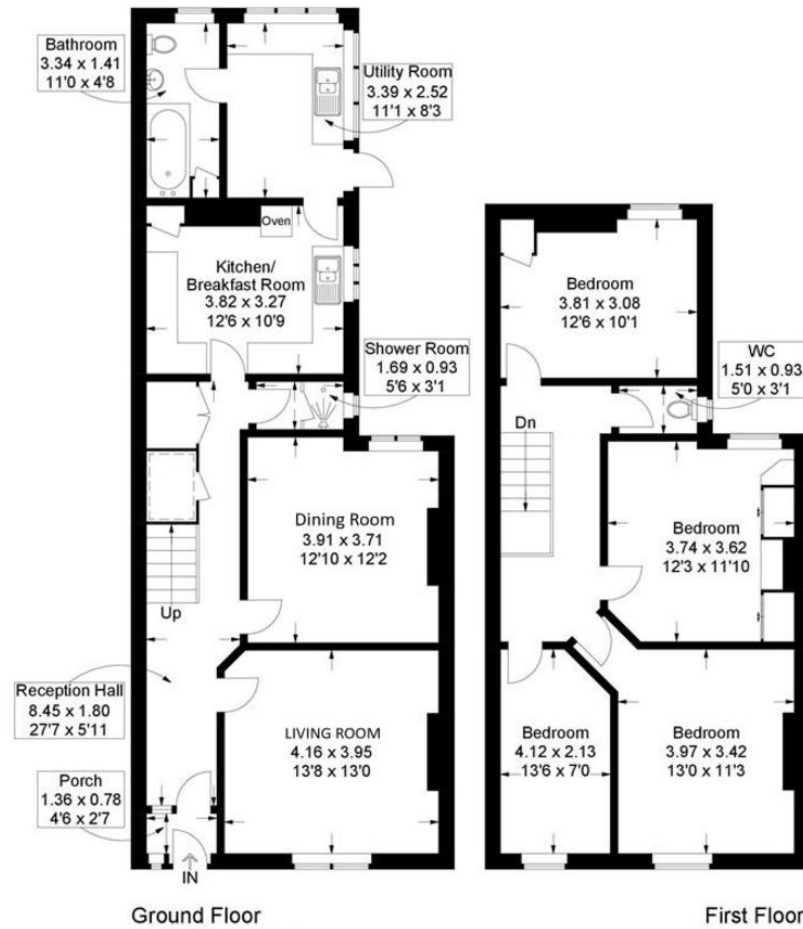


Property Location

Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

York Place, Bournemouth

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 1.1 sq m / 11 sq ft
 Total = 138.2 sq m / 1487 sq ft



□ = Reduced headroom below 1.5m / 5'0
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.



York Place, Bournemouth

Offers Over £320,000

Martin & Co Bournemouth

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

01202559922

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



****FREEHOLD****
****NEEDS WORK****
END OF TERRACE
HOUSE
GREAT POTENTIAL
4 BEDROOM
2 RECEPTION
SPACIOUS
POPULAR LOCATION
SOUTH FACING
REAR GARDEN
DOUBLE GLAZED
GAS CENTRAL
HEATING
UTILITY ROOM
ON ROAD PARKING



Why you'll like it

Area A deceptively spacious four bedroom, two reception character end of terrace house situated in a convenient location close to Boscombe town centre, Kings Park and Pokesdown train station. The property is currently being rented out and would require some refurbishment but has great potential to make into a lovely family home.

Accommodation comprises, Front door through to Entrance Hall, under stairs storage cupboards. Lounge, (room F) window to front. Dining Room, (Room A) window to rear. Shower Room with shower cubicle.

Kitchen, range of work surfaces with storage cupboards, spaces for breakfast table, access through to Utility Room at the rear of the property, good size, work surfaces, space and plumbing for washing machine, door to rear garden, access also to Bathroom, white suite, panelled bath, low level WC wash hand basin, part tiled, window to rear. Stairs from the entrance hall to first floor landing.

Main Bedroom (room D) window to front. Bedroom 2, (Room C) good double window to rear, Bedroom 3 (Room B) double, window to rear. Bedroom 4 (Room E) small double, window to front. Separate W.C., off the landing. Outside, rear garden, mainly paved, part fenced.



Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure: Freehold
 Council Tax: Band B
 All mains connected
 Parking on road

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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,

