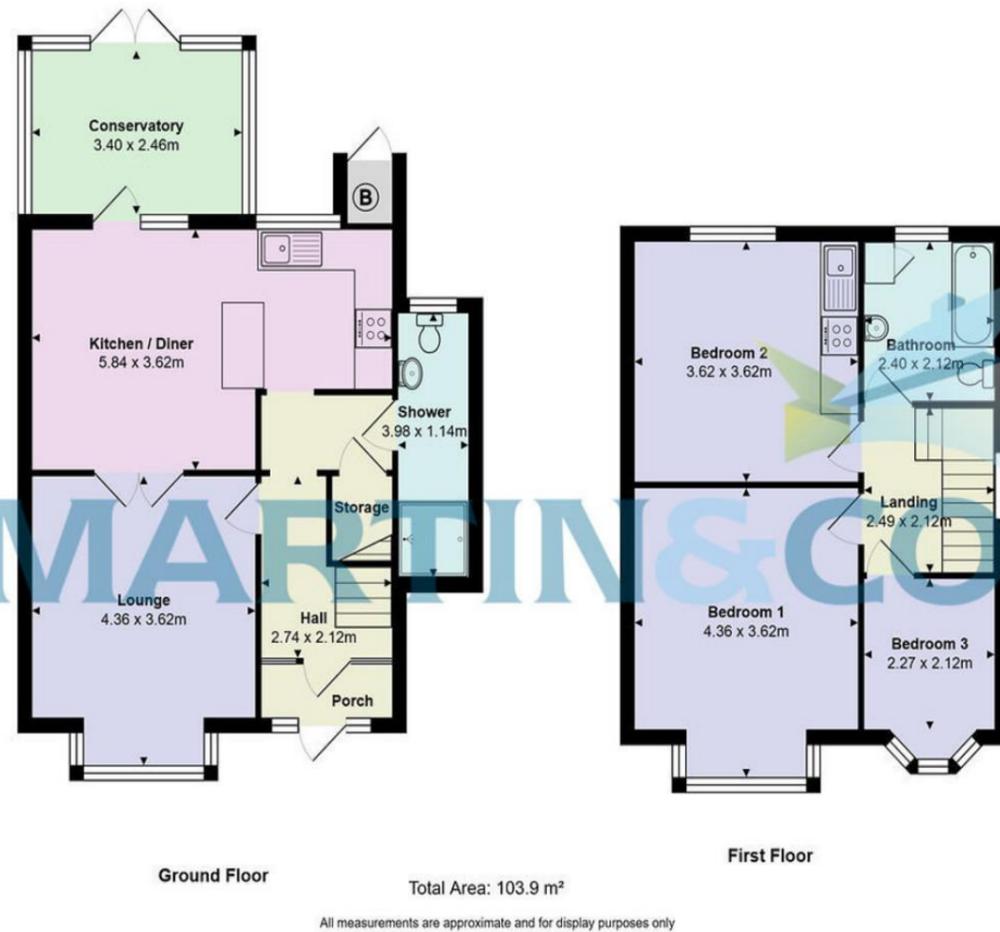


## Property Location Southbourne



**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.

## Danesbury Avenue , Bournemouth

Asking Price Of £450,000

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

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**

**MARTIN&CO**

Sought After Location

Detached House

Requiring Modernisation

2 x Reception Rooms

Off Street Parking

Close To Tuckton

Conservatory

Garage

Ideal for First time buyers

Chain Free



### Why you'll like it

Martin and Co are very pleased to present this three-bedroom Detached House requiring modernisation, situated in a popular residential street in Tuckton. Tuckton is a suburb of Bournemouth, situated on the River Stour, and was a hamlet in the tithing of Tuckton and Wick until 1894. Tuckton boasts several local independent shops, bars and restaurants and is just a short distance to the River Stour, where you can enjoy long walks and even a boat trip along the river.

As we arrive at the property, we are greeted with a concrete front drive offering ample parking for two/three Vehicles. To the right of the property there is a service road where you can access the garage for a property. This could be used to house a small car or as storage.

As we enter the property we step into the entrance hallway, which leads us to all principal rooms on the ground floor and staircase to the first floor.

The ground floor comprises of a front facing lounge area ideal for watching a movie in or enjoying time with family. The kitchen is open plan to the rear reception room which makes a great dining room space, and offers cupboard storage, space for white goods and the oven. Just off the rear reception room is a conservatory that also leads us to the garden space which is a good size and is quite well secluded.

Just off the kitchen is some under stair storage and beyond that a ground floor shower room requiring modernisation and equipped with hand wash basin, shower unit and W/C. Just off the rear reception room is a conservatory that also leads us to the garden space which is a good size and is quite well secluded.

As we make our way upstairs to the first floor, we find three bedrooms and the family bathroom. The master bedroom benefits from built in wardrobes and a large bay window. The second bedroom is of a similar size to the master and offers views of the garden at the rear of the property. The third bedroom is a great size and could also be used as a study or home office.

The garden consists of a paved patio area outside the conservatory and a lawn bordered with plant beds/shrubs as well as garage at the end of the garden.

This property is offered CHAIN FREE and benefits from its location. There are some great schools locally including day nursery's, primary schools and the popular St Peters secondary school. Christchurch and Southbourne are easily accessed and also offer a wide range of amenities. Hengistbury head and be reached on foot along with the award-winning beaches of Bournemouth.

This is a must see property, so call now to book your viewing.

Agent Notes:  
Freehold  
Pet Friendly  
Council Tax Band – D  
EPC Rating – D  
Holiday Lets Permitted



Score	Energy rating	Current	Potential
92+	A		
81-91	B		61 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

