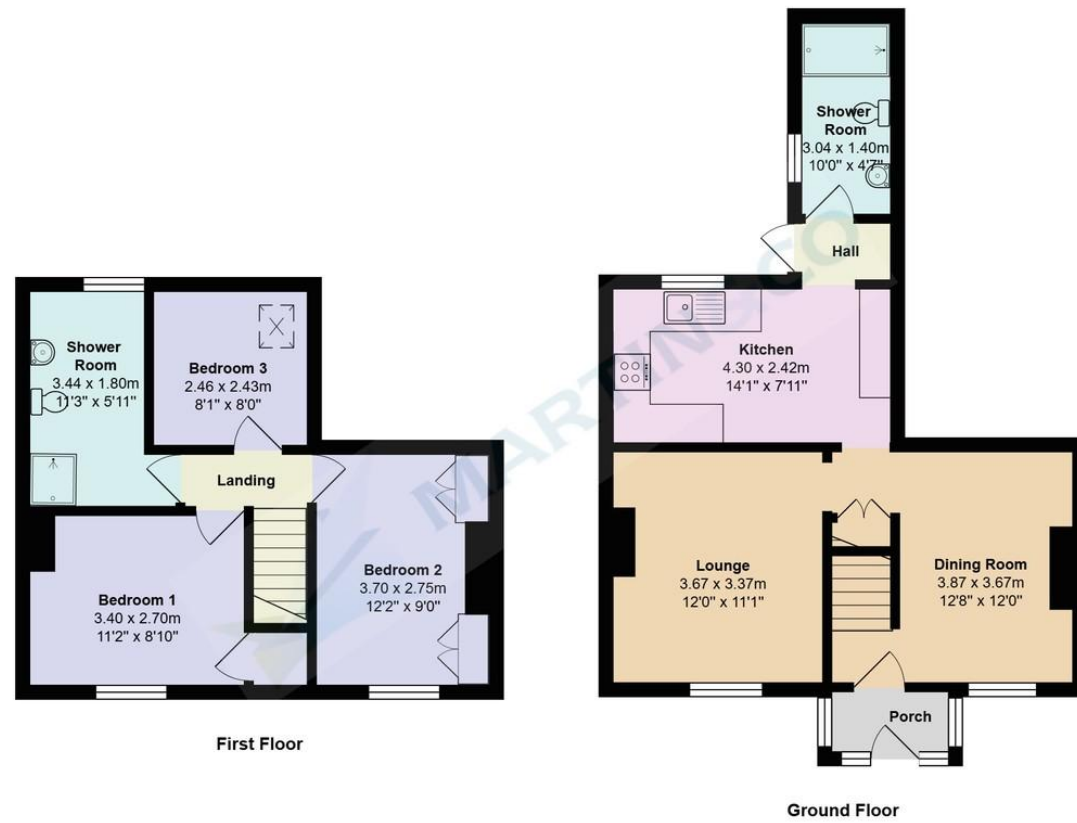




Property Location Springbourne



Total Area: 84.7 m² ... 912 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.



Victoria Road, Bournemouth

Asking Price Of £355,000

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



KEY FEATURES

3 BEDROOM MID-TERRACE

INTEGRATED KITCHEN

LARGE PRIVATE GARDEN

DRIVEWAY FOR TWO +

SPACIOUS DINING AREA

TWO SHOWER ROOMS

DOUBLE BEDROOMS

CLOSE TO LOCAL SHOPS

GREAT TRANSPORT LINKS

COUNCIL TAX BAND C



Why you'll like it

Nestled in the heart of the Springbourne area, this charming three-bedroom mid-terrace house offers everything a growing family could need. Positioned within the desirable primary school catchment area. With ample space, modern amenities, and excellent transport links, it's a fantastic option for those looking to settle down.

One of the standout features of this home is the large driveway, offering enough space to park two or more vehicles. In suburban areas where off-road parking is often a premium, this feature will be a huge asset for any family.

Upon entering the home, you're greeted by a welcoming and spacious interior that offers plenty of room for family life. The heart of the home is the generous dining area, which effortlessly connects to the cozy lounge, providing a great space for family meals or casual entertaining.

The modern fitted kitchen is a real highlight of this property. Designed with functionality in mind, it offers a sleek and efficient space for meal preparation. With contemporary fixtures and ample storage space, this kitchen will appeal to those who enjoy cooking. This property features three well-sized bedrooms and a large private garden and two shower rooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	85 B

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.

