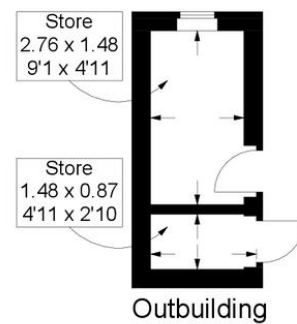


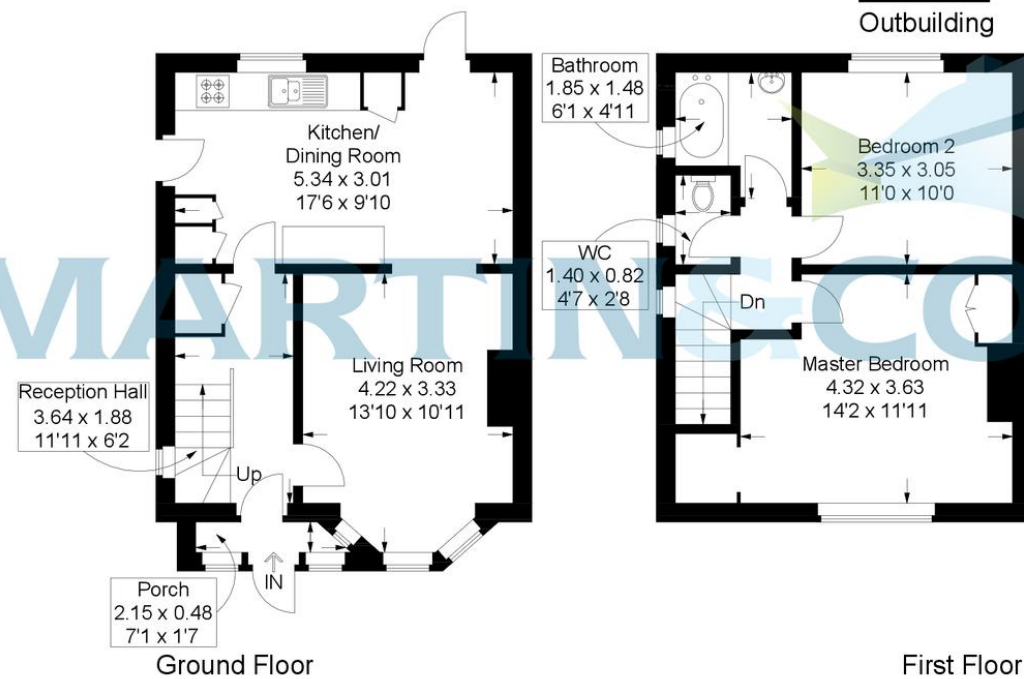
## Property Location Iford

### Northey Road, Bournemouth

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft  
Outbuilding = 5.9 sq m / 64 sq ft  
Total = 82.8 sq m / 892 sq ft



Outbuilding



= 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.



## Northey Road, Bournemouth

Asking Price Of £325,000



Two Double Bedrooms

Double Glazing

Central Heating

Enclosed Rear Garden

Driveway Parking

Separate WC

No Forward Chain

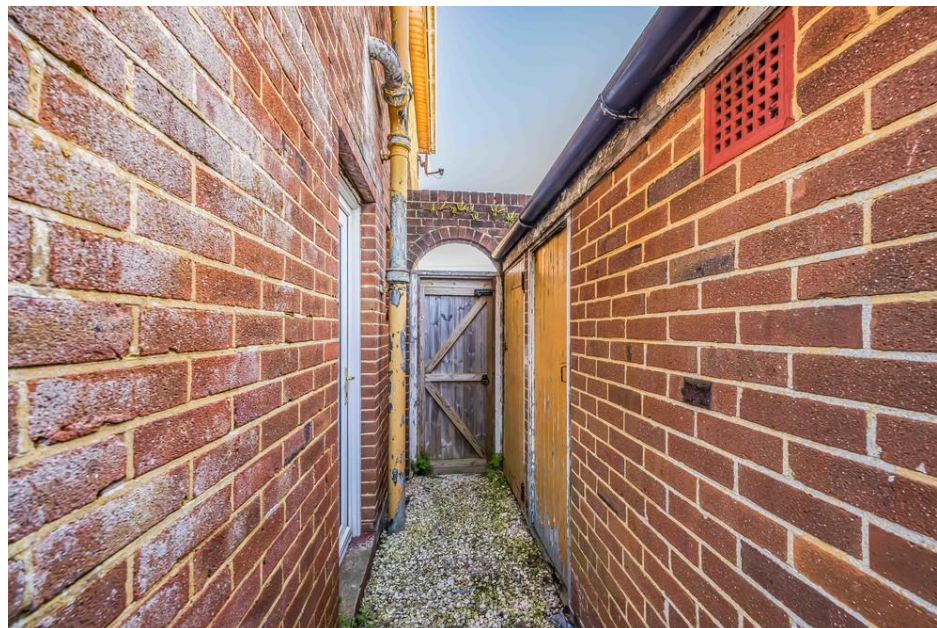
Fitted Kitchen & Bathroom

Semi Detached House

Spacious Home

Sought After Location

Close To Great Schools



## Why you'll like it

A well-presented two double semi-detached house situated in a sought-after location. The property has spacious accommodation throughout and offers a porch, welcoming entrance hallway with storage cupboard, lounge with feature bay window, dining room, fitted kitchen and bathroom, separate WC, fitted wardrobes to the master bedroom. Outside, there is an enclosed rear garden, storage shed to remain, side access from the front, and a driveway providing off-road parking. The property is offered with no forward chain.

Southbourne is a relaxed and popular suburb of Bournemouth located next to the sea. A largely residential area with a lively cluster of brewpubs, cafes, and restaurants on Southbourne Grove. From here, the Fisherman's Walk nature trail cuts through woodland to family-friendly Southbourne Beach. The coastline stretches east around Hengistbury Head, a claw-shaped peninsula and nature reserve with clifftop walks, wild flowers, and a Visitor Centre. Outstanding 5\* Award Winning Sandy blue flag beaches continue past Bournemouth and on to Sandbanks. It has excellent travel connections with a main line train stations 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.

Agent's Notes:  
Tenure: Freehold  
Council Tax: Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, 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.

