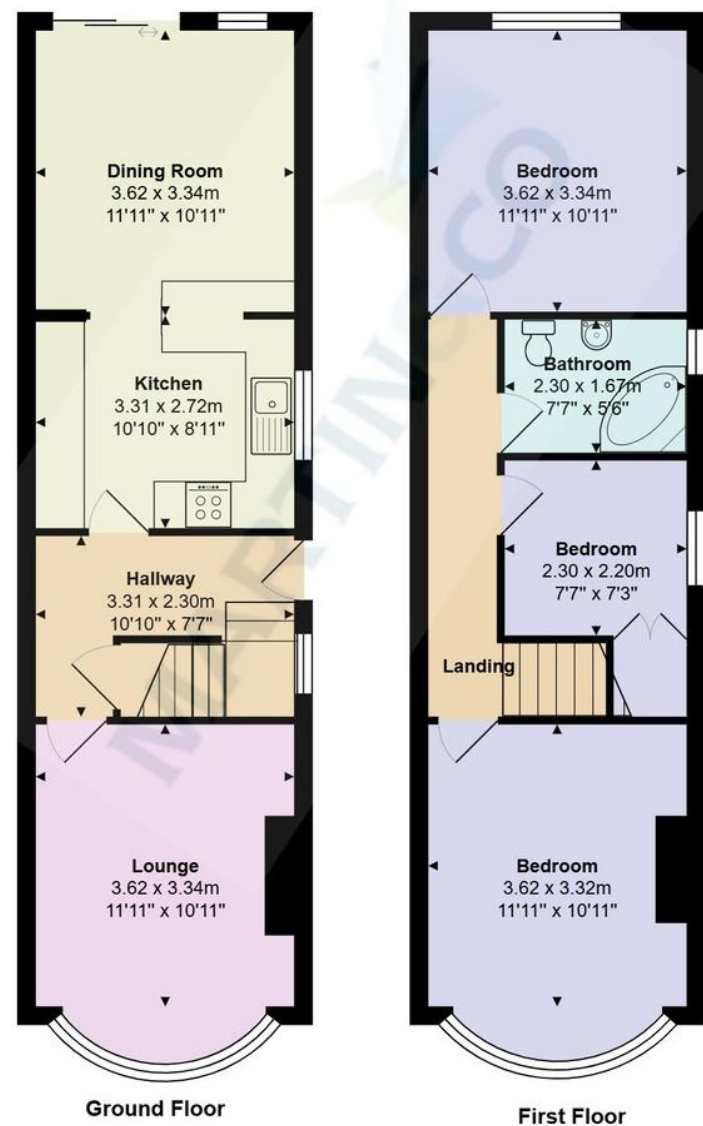


Property Location
Bournemouth



Total Area: 85.5 m² ... 920 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.

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



St Clements Road, Boscombe

Asking Price Of £300,000



- Three Bedrooms
- Semi Detached House
- Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- Near Award Winning Beaches
- Gas Central Heating
- Double Glazing
- Superb Family Home
- Feature Bay Windows
- Close To Local Amenities
- Great Transport Links
- Three Piece Bathroom



Why you'll like it

This attractive three-bedroom semi-detached home combines character features with modern family living. You step inside to a welcoming entrance hallway with useful downstairs storage. To the front of the property, a lounge with a bay window provides a comfortable setting for family relaxation. To the rear, the heart of the home is the open-plan kitchen and dining room, fitted with a gas hob, oven and extractor, integrated washing machine and space for a tumble dryer or dishwasher. A practical breakfast bar creates an additional casual dining option, while the spacious dining area easily accommodates family meals and entertaining, with direct access to the garden, enhancing the flow between indoor and outdoor living. Furthermore, access to the rear garden can be from the side of the property or via the rear garden gate.

Upstairs, there are three bedrooms – two generous doubles, including the bay-fronted main bedroom, and a third single that works equally well as a child's room, guest space or home office. A modern three-piece bathroom completes the first floor. There is access to a semi-boarded loft.

Outside, the property benefits from on-road parking at the front. To the rear, the enclosed south-facing garden has been designed for easy maintenance with an artificial lawn, complemented by seating areas for relaxing. Outdoor electrics and a water tap are useful additions. A fitted wooden bar adds a fun and sociable feature, making this a perfect garden for entertaining.

Offering a blend of character and contemporary style, this home is well-suited to families or buyers looking for a move-in-ready property with excellent living and entertaining space.

Agent Notes:
Tenure: Freehold
Council Tax: C
Parking: On Road
Heating: Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.

