

Property Location Charminster



Total Area: 87.0 m² ... 937 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.

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

01202559922
<http://www.bournemouth.martinco.com>



Cyril Road, Bournemouth

Asking Price Of £360,000



Semi Detached Corner Plot

Secure Gated Parking

Newly Refurbished

Immaculately Present

No Chain

Sold With Vacant Possession

Maintenance Free Garden

Gas Central Heating

Great School Catchment

3 Double Rooms

Powered Out Building



Why you'll like it

Offered to the market with no forward chain and vacant possession, this beautifully refurbished three-bedroom semi-detached corner house enjoys a peaceful position at the end of a quiet no-through road, right beside a children's park. Perfect for first-time buyers or young families, this home blends modern living with a convenient and family-friendly location.

Finished to a high standard throughout, the property features a spacious, open-plan kitchen with a dining area that is perfect for everyday family life and entertaining. Patio doors from the dining space lead directly out to a private, maintenance-free garden-ideal for alfresco dining or relaxing in the sun.

The kitchen comes fully fitted with modern units and white goods. A separate, bright and airy lounge provides a comfortable space to unwind. Upstairs, there are three well-proportioned double bedrooms along with a contemporary family bathroom. A convenient downstairs WC adds to the practicality of the home.

Additional benefits include secure gated parking, external secure storage, gas central heating with a regularly serviced boiler, and a location within a highly sought-after school catchment area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This is a truly turn-key property in a quiet and safe setting, offering easy access to local amenities and transport links. Early viewing is highly recommended to fully appreciate what this exceptional home has to offer.

Agent's Notes:
Tenure – Freehold
Council Tax – Band C
EPC - C
All main utilities are connected.

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.

