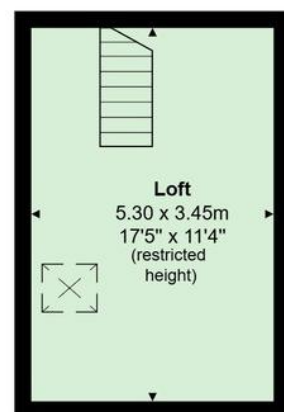
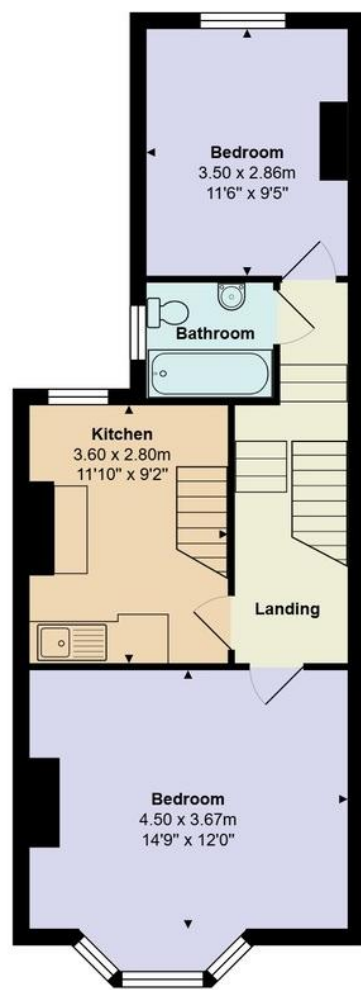
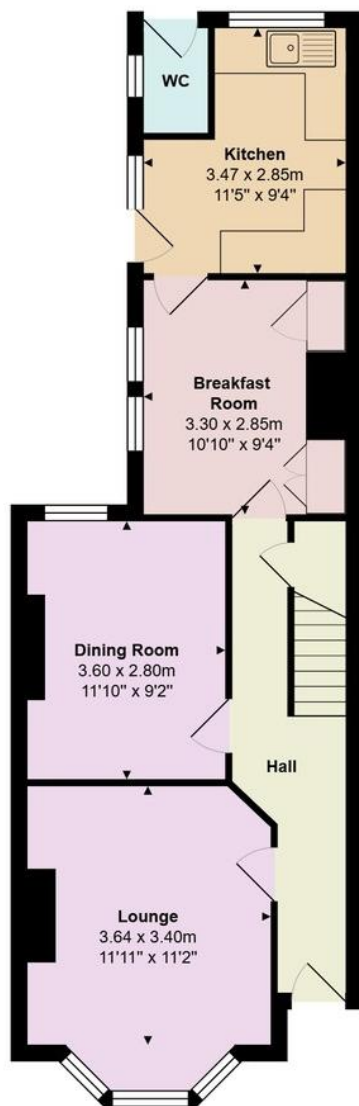




## Property Location Bournemouth



Ground Floor

First Floor

Total Area: 122.2 m<sup>2</sup> ... 1315 ft<sup>2</sup>

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.

## Granville Road, Bournemouth

Asking Price Of £325,000

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

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





Victorian Family Home

Three Bedrooms

Character Features

Separate WC

Scope for Modernisation

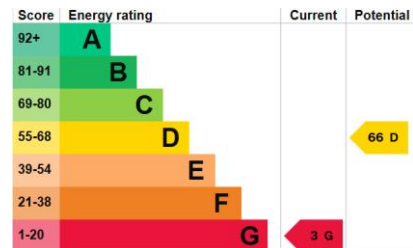
Electric Heating

On Road Parking

Useable Loft Space

Tax Band C

Near 5\* Beaches



## Why you'll like it

This attractive Victorian home offers over 1,300 sq. ft. of flexible living space arranged over three floors, combining period charm with exciting potential to create a wonderful family home.

A welcoming hallway leads to two elegant reception rooms at the front, each enjoying large bay windows and high ceilings. To the rear, a formal dining room opens to a bright breakfast room and kitchen, with a convenient utility/WC and access to the garden.

The first floor provides two generous double bedrooms and a family bathroom, plus a first-floor kitchen that could easily be reconfigured into a further bedroom or luxurious en-suite.

The converted loft creates a peaceful top-floor bedroom, complemented by a versatile landing space - perfect as a study or play area.

The private rear garden is mainly laid to lawn with patio and mature planting, ideal for family life and outdoor entertaining.

Located close to local shops, schools and green spaces, this home offers a rare opportunity to secure a character property with space to grow and make your own.

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

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.

