

Property Location



Total Area: 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Accurate information is provided for your information only. It is advised to obtain verification from their Solicitor or Surveyor. 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.

The Property  
Imbudsman

advised to  
ned within

Denmark Road, Winton

Asking Price Of £400,000



Superb Family Home

Three Bedrooms

Off Road Parking

Solar Panels

Generating Income

Dry Secure Outbuilding

Two Reception Rooms

Separate Kitchen

Enclosed Rear Garden

With Side Access



## Why you'll like it

**DESCRIPTION** A charming detached family home located on the sought-after Denmark Road in Bournemouth, offering a peaceful residential setting while remaining within easy reach of Winton's local amenities, schools and excellent transport links. This well-presented property provides spacious accommodation throughout and is perfect for families or professionals.

Stepping into the property you're greeted by the welcoming entrance hallway. To the right you will find a spacious lounge with bay window and focal fireplace. The separate dining room is found to the rear and offers an ideal space for family meals and entertaining with double doors leading to the garden. The ground floor also accommodates the practical kitchen with ample workspace, cupboard storage and side access door.

Sleeping accommodation is situated on the first floor consisting of three bedrooms, two generous doubles and a single. The bedrooms are served by the family bathroom. The landing also provides convenient access to an airing cupboard.

Externally, the property benefits from driveway parking for two vehicles and a large rear garden laid to lawn with a patio area, perfect for outdoor dining and entertaining. A useful outbuilding offers additional storage or workshop space.

The home is well-presented throughout and includes practical features such as gas central heating, double glazing and income-producing solar panels.

This freehold property represents a fantastic opportunity to secure a well-maintained detached home in a desirable Bournemouth location. Early viewing is strongly recommended to fully appreciate the space, setting, and potential this home has to offer. Call Martin & Co to arrange your viewing appointment.

**Agent Notes**  
Tenure - Freehold  
Council Tax Band - C  
EPC - D

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 be pleased to 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 & Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

