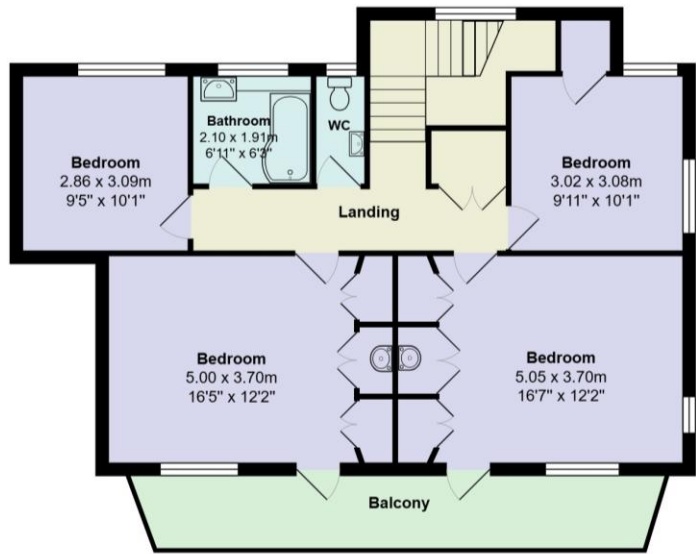
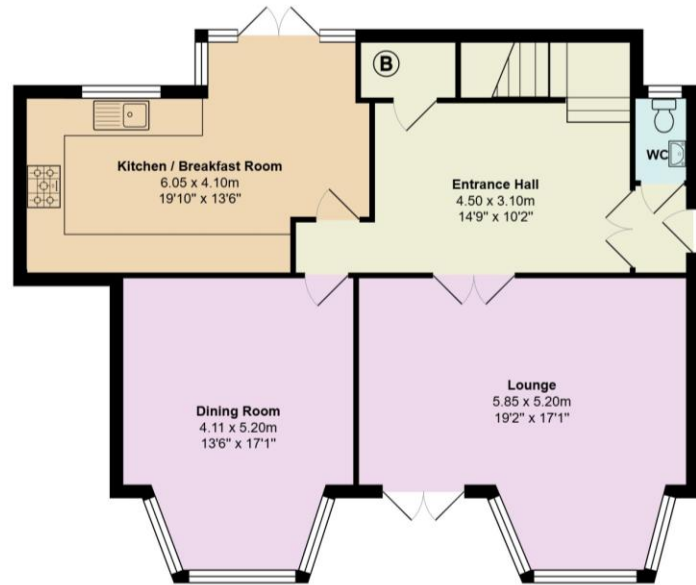


# Property Location Meyrick Park



FIRST FLOOR



GROUND FLOOR

Total Area: 187.2 m² ... 2015 ft² (excluding balcony)

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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## Bodorgan Road, Bournemouth

Offers In Excess Of £750,000





- Stunning Art Deco Architecture
- Four Spacious Double Bedrooms
- Private Driveway & Garage
- Beautiful Front & Rear Gardens
- Two Bright Reception Rooms
- Well-Equipped Kitchen
- Breakfast Room
- Large Balcony
- Move-In Ready
- Prime Location
- Potential for En-Suite Addition



Why you'll like it

Positioned in the highly desirable Meyrick Park suburb, this beautifully presented four-bedroom detached house offers an ideal setting for family living. Combining timeless 1930s character with modern comforts, this home is perfectly placed near Bournemouth's vibrant town centre, award-winning beaches, Meyrick Park Golf Course, and major transport links.

Set back behind a private driveway with space for multiple vehicles, the home showcases stunning Art Deco architecture and strong kerb appeal. It's the perfect "drop your bags and move in" property-ready to enjoy from day one-yet it still offers scope to tailor and modernise to your own style over time.

Inside, a bright and spacious reception hall sets the tone, featuring a striking picture window and elegant glass-panelled doors. These lead into a generous lounge with a feature bay window and patio doors that open directly onto the private front garden-a lovely spot for relaxing or entertaining. A separate dining room also enjoys a front-facing bay window and is ideal for family meals or hosting guests.

The well-appointed kitchen/breakfast room offers excellent storage, a stylish Range cooker, and space for appliances. Dual aspect windows and patio doors flood the space with light and provide access to the landscaped rear garden, making it a natural hub for day-to-day family life.

Upstairs, four spacious double bedrooms offer ample room for a growing family. The two largest bedrooms have direct access to a large balcony with views over the garden and the Bournemouth skyline, and plumbing is already in place for the addition of an en-suite if desired. A bright family bathroom and a separate WC complete the first floor.

The front and rear gardens have been thoughtfully landscaped to create peaceful, private outdoor spaces. The front garden includes a manicured lawn and patio seating area framed by mature shrubs, while the tiered rear garden features dry stone walls, several patio areas, and a central lawn-perfect for both children's play and outdoor entertaining. A tandem-length garage adds extra storage and convenience.

This is a true family home, offering generous proportions, flexible living spaces, and the rare combination of being immediately liveable with plenty of future potential to make it your own.

Agent Notes  
Council Tax: Band F  
Tenure: Freehold  
EPC - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

