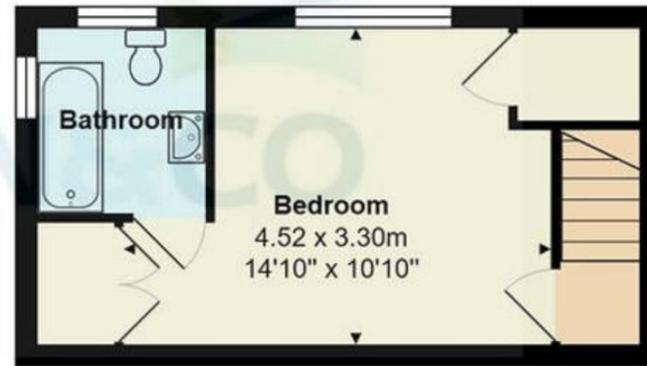


Property Location Charminster



GROUND FLOOR



FIRST FLOOR

Total Area: 45.8 m² ... 493 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.

Shawford Road, Bournemouth

Fixed Price Of £200,000

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

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

MARTIN&CO



One Bedroom House

Chain-Free Sale

Private Side Garden

Separate Fitted Kitchen

Freehold

Good Access To Castlepoint

Allocated Parking

Double Bedroom

Excellent Investment

Located Near Bournemouth Uni



Why you'll like it

Nestled in a quiet residential area just a short distance from Castlepoint Shopping Centre, this charming one-bedroom end-of-terrace house at Shawford Road offers an increasingly rare opportunity to purchase a freehold home in this sought-after location. Offered to the market chain free, this well-maintained property would make an ideal purchase for a wide range of buyers, including first-time buyers, downsizers, or parents seeking a convenient and secure home for a student attending university nearby.

The house benefits from gas central heating throughout and features a bright and airy layout, with a good-sized living area, a separate kitchen, and a well-proportioned bedroom upstairs. Outside, the property enjoys a small but private garden to the side-perfect for a morning coffee or some light gardening-and an allocated parking bay ensures convenient off-street parking.

One of the standout features of this home is its location. Castlepoint is within easy reach and offers an extensive range of high street shops, supermarkets, cafés, and restaurants, catering to all your daily needs. Excellent transport links and proximity to Bournemouth University also make this a practical and attractive option for those studying or working locally.

Homes like this don't come to market often in such a convenient and well-connected spot. With no onward chain and excellent potential either as a home or investment, early viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	89 B

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 and 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.

