

Property Location
Bournemouth



Total Area: 105.0 m² ... 1130 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> **MARTIN&CO**

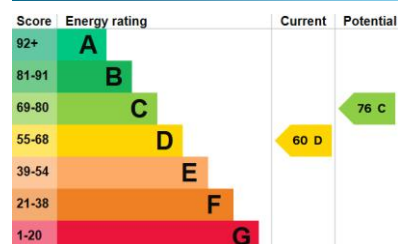


Bournemouth, Dorset

Asking Price Off £415,000



- Off Road Parking - Driveway
- Three Floors Of Living Space
- 4 Good-Sized Bedrooms
- Perfect Family Home
- South Facing Garden
- Modern Kitchen
- Council Tax Band B
- Semi-Detached House
- Situated in BH7 Postcode
- Close To Amenities
- Great Transport Links



Why you'll like it

This beautifully presented four-bedroom semi-detached home offers over 1,100 sq. ft. of well-proportioned living space arranged over three floors, perfectly combining character, comfort, and versatility.

The ground floor features a welcoming entrance hall leading to a bright and spacious living room and a separate dining room, ideal for entertaining or family gatherings. The modern kitchen provides ample storage and workspace, opening onto a delightful southerly-facing garden-an inviting retreat complete with a summer house and sauna, perfect for relaxing or hosting guests.

Upstairs, the property offers four generous bedrooms arranged over the first and second floors, along with a well-appointed family bathroom. The layout provides flexibility for growing families, guests, or a home office setup.

Externally, the property benefits from private driveway parking and a low-maintenance frontage. Its sought-after location offers excellent access to local amenities, schools, parks, and convenient transport links, making it a superb choice for modern family living.

Agents Notes:
Tenure: Freehold
Parking: Driveway
Tax Band: B
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 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.

