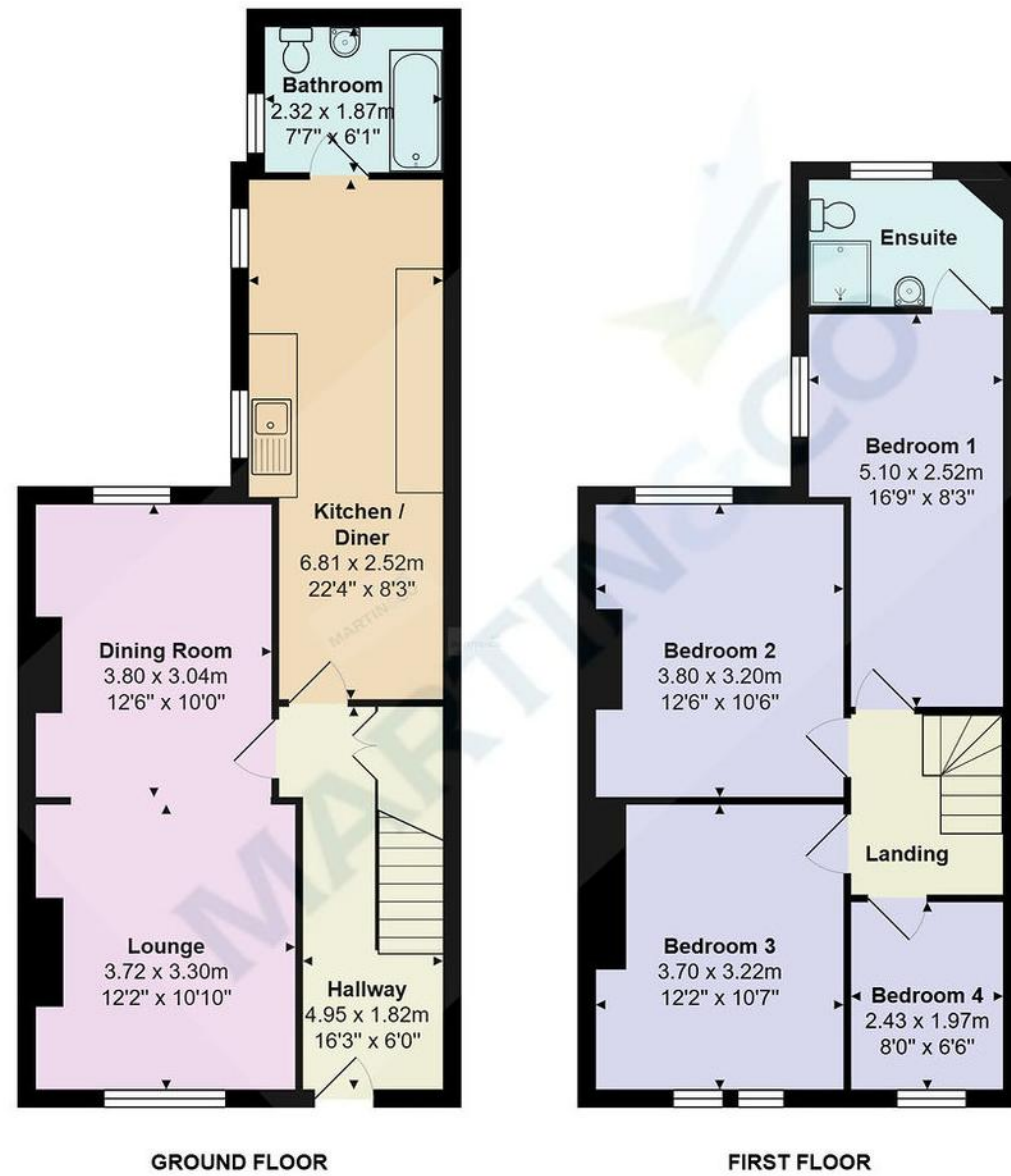


Property Location Bournemouth



Total Area: 105.9 m² ... 1139 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.



Portman Road, Bournemouth

Asking Price Of £425,000

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

01202559922

<http://www.bournemouth.martinco.com>



Four Bedrooms

Semi Detached House

Gas Central Heating

Double Glazing

Driveway Parking

Kitchen/Dining Room

Substantial Accommodation

Welcoming Entrance Hallway

Superb Family Home

Ideal Investment Property

Near By Beeches



Why you'll like it

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

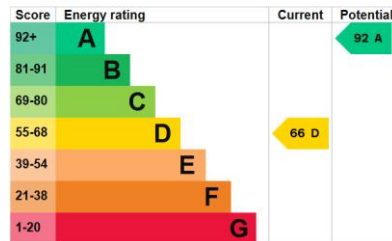
Stepping into the property, you're greeted by the welcoming entrance hallway. To the left, you will find a spacious lounge/dining room with a window overlooking the rear garden. The separate kitchen/dining room is found to the rear and offers an ideal space for family meals and entertaining with a door leading to the garden and a downstairs bathroom.

Sleeping accommodation is situated on the first floor consisting of four bedrooms, three generous doubles and a single. The master bedroom is served by an en-suite shower room.

Externally, the property benefits from driveway parking. A secluded rear garden laid to lawn with a patio area, perfect for outdoor dining and entertaining. A useful access at the side could be used for additional parking and access.

The home includes practical features such as gas central heating and double glazing.

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



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.

