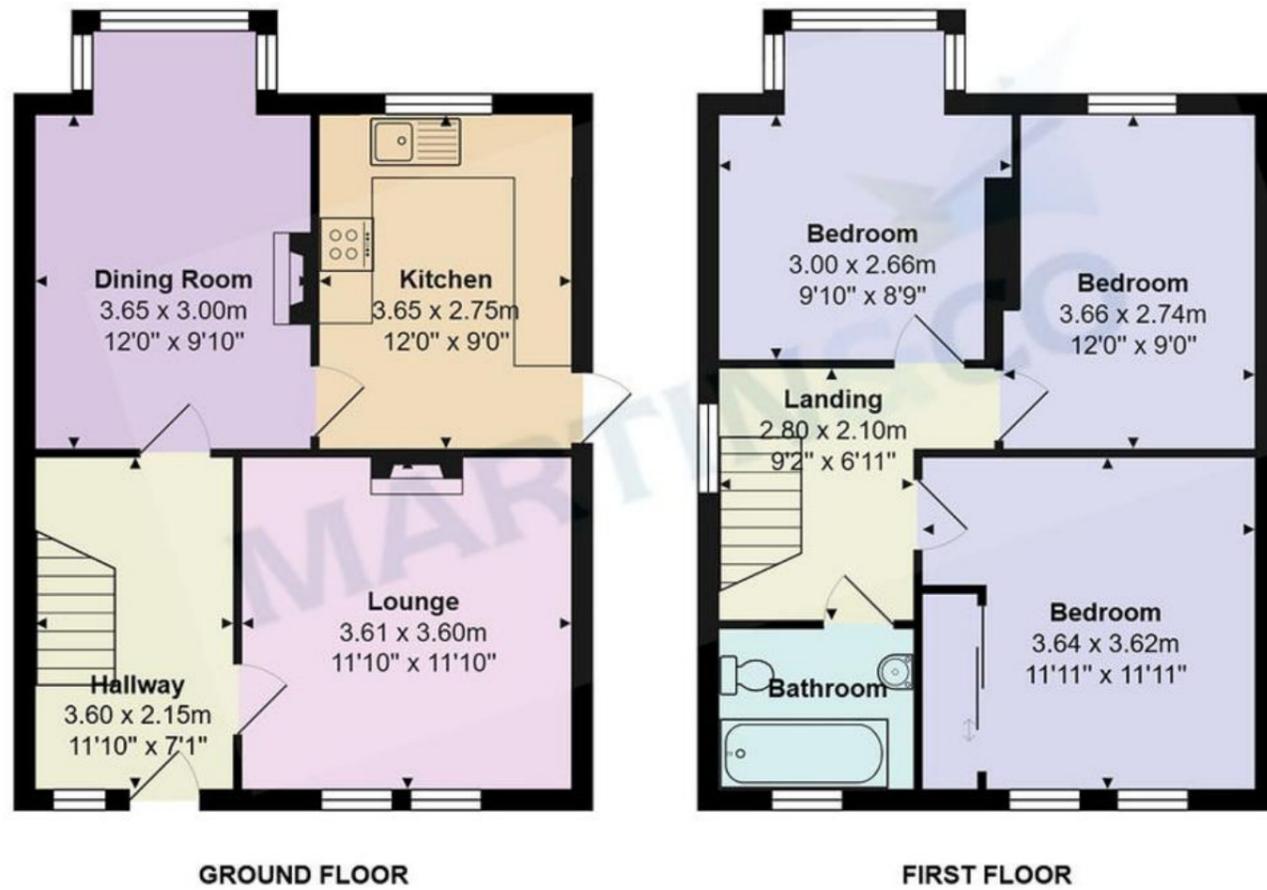


Property Location Bournemouth



Total Area: 89.5 m² ... 964 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.

Oakwood Road, Bournemouth

Asking Price Of £375,000

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



Detached House

Separate Sitting Room

Beautiful Rear Garden

On Road Parking

Separate Kitchen

Tax Band C

Freehold

Ideal Family Home

Great School Catchment



Why you'll like it

Upon entering, the property typically offers a welcoming entrance hallway leading through to a bright front Living room, creating a light and inviting living space. To the rear, a separate dining room and Kitchen provide flexibility for modern living, with direct access into the garden, ideal for entertaining or family use.

Comparable homes on the road also feature open-plan or interconnected living areas, enhancing flow and usability. The kitchen is well-positioned with access to the garden and space for appliances, offering potential for further modernisation. Upstairs, the property comprises three generous bedrooms, including a large principal bedroom, alongside a family bathroom and providing convenience for busy households.

Oakwood Road is situated within the highly regarded Moordown/Queens Park area of Bournemouth, a well-established residential location popular with families due to its excellent schooling, green spaces, and convenient access to the town centre. The area offers a balanced lifestyle, combining suburban tranquility with easy access to Bournemouth's beaches, shopping, and transport links. Bournemouth railway station is approximately 1.6 miles away, providing direct routes to London and surrounding areas.

Agent's Note's:
Tenure: Freehold
Tax Band: C
All Mains Connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

