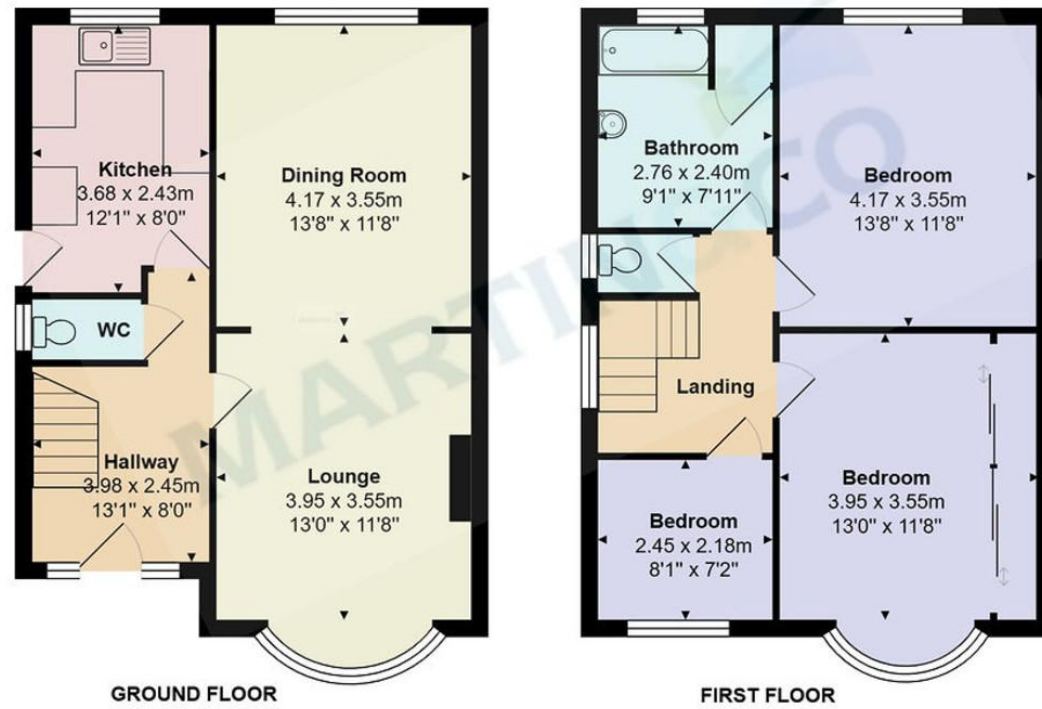




Property Location



Total Area: 99.5 m² ... 1071 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.

Castle Lane West, Bournemouth

£450,000

Martin & Co Bournemouth

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598 Castle Lane West
Bournemouth
BH8 9UF

Key features:

- Chain Free
- Driveway
- Garage
- Scope To Extend
- STPP
- Three Bedrooms
- Close To Amenities
- South Facing Garden
- In Need Of Modernisation



Why you'll like it

****CHAIN FREE**** Situated on the popular Castle Lane West in Bournemouth, this three-bedroom detached house offers an excellent opportunity for buyers seeking a property with significant potential to renovate and modernise. Requiring a full programme of refurbishment, the home presents an ideal project for developers, investors, or cash buyers looking to create a substantial family residence in a well-connected location.

The accommodation currently comprises a through lounge, providing a generous living and dining space with scope to reconfigure or extend (subject to the necessary consents). The kitchen area and remaining internal layout offer a blank canvas for those looking to redesign the property to modern standards.

Upstairs, the property benefits from three bedrooms and a family bathroom, again offering the opportunity for improvement and reconfiguration.

Externally, the property features a driveway providing off-road parking, a garage, and a private south-facing rear garden, ideal for enjoying sunlight throughout the day and offering excellent potential for landscaping or extension (subject to planning).

The location is particularly convenient, with local shops, supermarkets, and

amenities close by, along with easy access to Bournemouth Town Centre, the A338 for routes to Southampton and London, and a selection of well-regarded schools. Bournemouth's award-winning beaches are also within easy reach.

This is a rare opportunity to acquire a detached property with substantial scope in a prime Bournemouth location.

Cash buyers only due to the condition of the property.

Early interest is expected from those looking for a renovation project with strong future potential.

Agent's Notes:
Tenure - Freehold
Council Tax Band - E
Driveway
EPC - TBC

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 endeavor 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



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