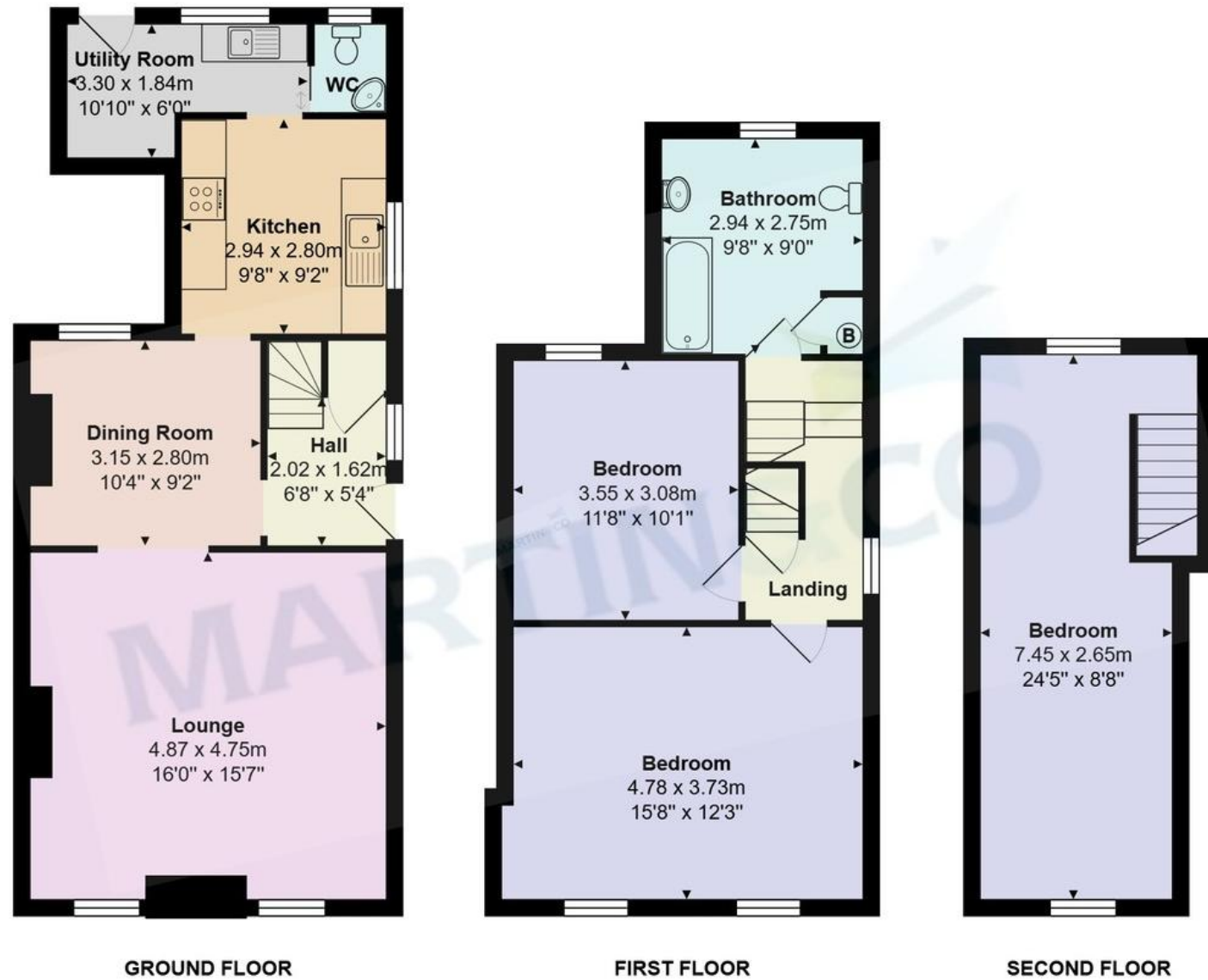


## Property Location Springbourne



Total Area: 116.5 m<sup>2</sup> ... 1254 ft<sup>2</sup>

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.



## Victoria Road, Springbourne

Asking Price Of £325,000

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

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



Chain Free

Three Bedrooms

Driveway

Garden

Downstairs W/C

Two Receptions

End Of Terraced

Over 1000sq feet

Private Rear Garden

Close To Amenities



### Why you'll like it

**\*\*CHAIN FREE\*\*** Situated in the heart of the ever-popular Springbourne area, this spacious and characterful three-bedroom family home on Victoria Road offers over 1,250 sq ft of versatile accommodation arranged across three floors, complete with off-road parking, a private garden and the added benefit of being offered chain free.

The property provides an excellent balance of generous living space and practical layout, making it ideal for growing families, first-time buyers looking for additional space, or investors seeking a well-positioned Bournemouth property. Upon entering, you are welcomed by a central hallway leading through to a substantial lounge measuring over 16ft, featuring a bright bay frontage and plenty of room for both relaxing and entertaining. A separate dining room creates an excellent additional reception space and flows conveniently through to the kitchen, which offers ample worktop and storage space alongside direct access to the utility room and ground floor WC.

On the first floor are two well-proportioned double bedrooms together with a spacious family bathroom, while the top floor has been converted to provide an impressive third bedroom stretching over 24ft in length, creating a fantastic principal suite, guest room or home office space.

Externally, the property benefits from private parking and a rear garden, providing outdoor space for families, entertaining or simply enjoying the warmer months.

Victoria Road is ideally located within easy reach of Bournemouth town centre, award-winning sandy beaches and excellent transport connections. Springbourne has become increasingly popular thanks to its blend of character homes, local independent shops, cafés and convenient access to Bournemouth train station, offering direct routes to London Waterloo. The area is also well served by local schools, parks and everyday amenities, making it a highly convenient place to live for both families and commuters alike.

Properties of this size and versatility, particularly offered chain free, are rarely available for long and internal viewing is highly recommended.

Disclaimer: Certain photographs have been AI-enhanced for decluttering purposes only. No structural or permanent features of the property have been altered.

### Agent Notes

Freehold  
Council Tax Band - C  
EPC - E  
Parking - Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

