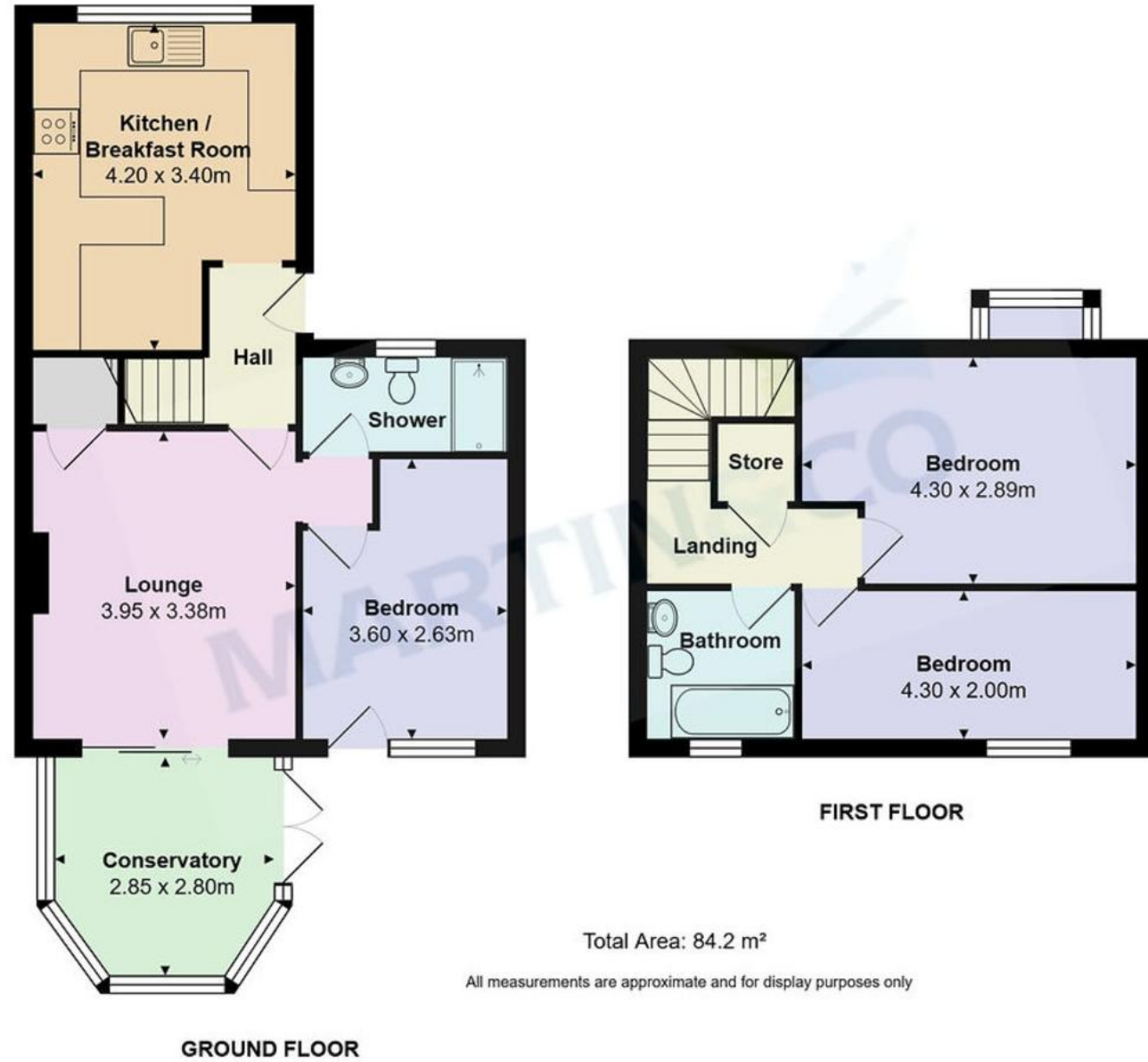


Property Location Littledown



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.

Hatfield Gardens, Littledown

Asking Price Of £420,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO



Three-Bedrooms

End of Terrace Home

Sought-After Littledown Location

Spacious Lounge

Conservatory

Kitchen/Breakfast Room

Ground Floor Bedroom

Ground Shower Room

Two 1st Floor Double Bedrooms

Family Bathroom

Private Rear Garden#

Off Road Parking



Why you'll like it

Situated in the ever-popular Littledown area of Bournemouth, this well-proportioned three-bedroom end of terrace home offers flexible accommodation, generous living space, and excellent convenience for local amenities including Littledown Leisure Centre, Bournemouth Hospital and Pokesdown Railway Station, as well as easy access to Southbourne Grove and the area's award-winning beaches.

The property is approached via a front garden and benefits from its end of terrace position, providing extra space.

On the ground floor, a welcoming entrance hall leads through to the kitchen/breakfast room which is well laid out with a range of fitted units, work surfaces and space for appliances, with room for a dining table, making it a practical hub for everyday living and breakfast bar providing practical and social comfort. To the back a bright and spacious lounge. This comfortable reception room offers ample space for seating and serves as an ideal place to relax.

A particular feature of the home is the addition of a conservatory, accessed from the lounge, which provides a versatile second reception area enjoying pleasant views over the garden and direct access outside, perfect for entertaining or use as a dining or family space.

Also located on the ground floor is a third bedroom, with access to the garden, offering flexibility for use as a guest room, home office or additional living space, along with a conveniently positioned shower room.

Upstairs, the first floor comprises two well-proportioned double bedrooms, both offering good floor space and natural light. These are served by a family bathroom fitted with a bath, wash basin and WC. Additional storage is available from the landing.

Externally, the rear garden is enclosed and mainly laid to lawn, with a patio area ideal for outdoor dining and relaxation. The end of terrace position allows for useful access and enhances the overall privacy of the outdoor space. The property also benefits from off-road parking.

Further benefits include double glazing and recently renewed gas central heating system and carpets.

Offering versatile accommodation in a convenient and well-connected location, this home represents an excellent opportunity for a wide range of buyers looking to enjoy life in this popular part of Bournemouth.

Agent Notes
Tenure: Freehold
Tax Band: C
Parking: Driveway
Heating: Gas Central Heating



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

