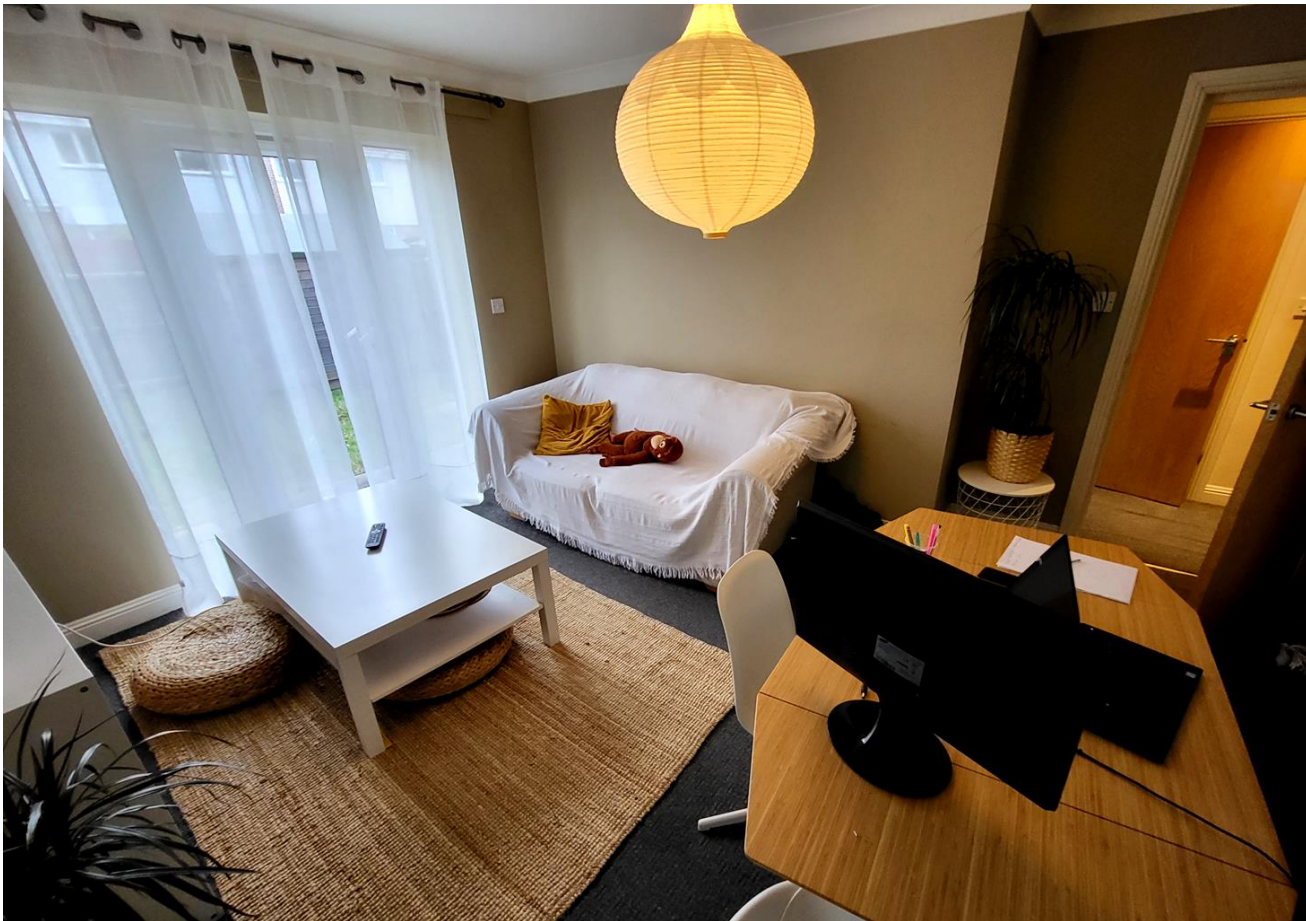


**FOR SALE**



**Ensbury Park, Bournemouth**  
**Asking Price Of £325,000**

  
**MARTIN & CO**



## Ensbury Park, Bournemouth

3 Bedrooms, 1 Bathroom

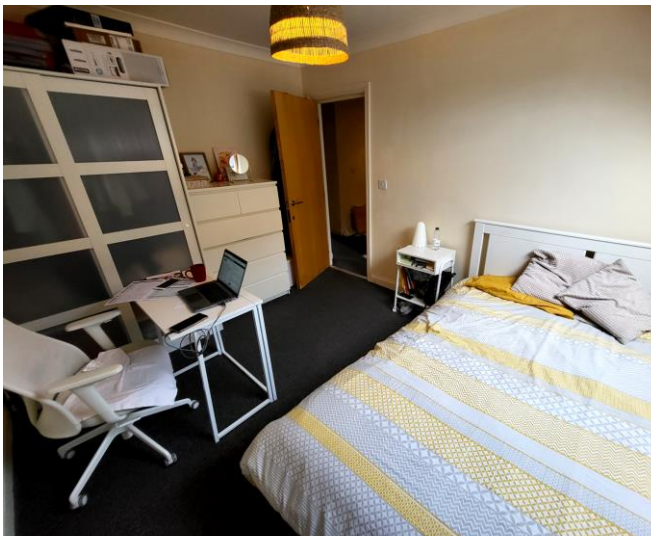
Asking Price Of £325,000

- SEMI-DETACHED HOUSE
- STUDY ROOM
- TWO PARKING SPACES
- PRIVATE REAR GARDEN
- FREEHOLD

**ENTRANCE HALL 3' 1" x 14' 11"** (0.961m x 4.562m)  
Upon entering the property you are welcomed by a spacious hall granting access to each room on the ground floor and stairs to first floor. Carpeted throughout with painted walls. Double convector wall mounted radiator.

**LIVING ROOM 13' 9" x 12' 3"** (4.195m x 3.737m)  
Spacious living room with UPVC double glazed window to rear aspect and a dual UPVC double glazed patio doors to rear private garden, dark contrasting carpeted flooring throughout, neutral painted walls and smooth plastered painted ceiling with hanging pendant light.

**KITCHEN/BREAKFAST ROOM 12' 3" x 9' 9"** (3.747m x 2.976m)  
Large kitchen / breakfast room gives plenty of room for food preparation and space for a dining table and chairs. The fitted kitchen benefits from a range of floor and wall mounted wood effect units with laminate worktops and integrated appliances. Tiled splash back and painted walls with contrasting dark tiled flooring. UPVC double glazed window to front aspect.



**STUDY ROOM 8' 6" x 8' 1" (2.600m x 2.478m)** Bright pendant light and neutral walls and dark carpet room located at the rear of the property. UPVC double glazed window with views of rear garden. Painted walls with a smooth plastered ceiling, hanging LED pendant light. Double convector wall mounted radiator. A range of power sockets and a TV aerial port.

**DOWNSTAIRS WC 4' 11" x 5' 1" (1.517m x 1.569m)** Separate WC, close coupled toilet, wall mounted single panel single convector radiator, painted walls, dark tiled flooring, smooth plastered ceiling with mounted pendant light.

**LANDING 9' 3" x 6' 1" (2.843m x 1.869m)** Carpeted flooring, painted walls, smooth plastered ceiling with pendant light. Doors accessing all bedrooms and bathroom, stairs to ground floor.

**BEDROOM ONE 12' 8" x 9' 6" (3.872m x 2.916m)** Spacious double bedroom with Velux window to allow natural lighting to the room. Wall mounted double convector radiator, smooth plastered ceiling, hanging

**BEDROOM TWO 10' 10" x 9' 11" (3.310m x 3.047m)** Double bedroom located at the rear of the property; the room benefits from built in storage and a UPVC double glazed window to the rear garden. Painted walls with a smooth plastered ceiling with a hanging pendant light and wall mounted single panel single convector radiator. Door leading to landing.

**BEDROOM THREE 8' 3" x 8' 10" (2.530m x 2.696m)** Smaller bedroom benefiting from natural light via a Velux window. Smooth plastered ceiling with hanging pendant light. Painted walls and contrasting dark carpeted flooring. A range of power sockets and tv aerial available.

**BATHROOM 9' 3" x 8' 9" (2.832m x 2.687m)** "L" Shaped Bathroom, tiled flooring with neutral part painted part tiled walls. Inset bath with wall mounted shower riser rail and glass shower screen. Velux window allowing



natural light. Wall mounted towel radiator, close coupled WC and vanity unit with Belfast sink with wooden worktop.

**REAR GARDEN** Private westerly facing garden, paved area ideal for BBQ's and entertaining. The garden also benefits from a shed for storage and a maintained lawn area. The garden is fully fenced and secure.

**OFF ROAD PARKING** Off road parking for TWO CARS is available at the front of the property, additional parking is available on road on a first come first serve basis.

Tenure: Freehold  
Council Tax Band: C  
EPC: C

**DISTANCES:**  
400 mts to Ensbury Park  
950 mts to Moordown  
1.0 km to University  
3.3 km to Town Centre  
4.2 km to Award-Winning Sandy Beaches  
4.3 km to Bournemouth Airport

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Bournemouth

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**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.

