

FOR SALE



Shawford Road, Bournemouth
£290,000


MARTIN & CO



Shawford Road, Bournemouth

2 Bedrooms, 1 Bathroom

£290,000

- MID TERRACE HOUSE
- INVESTMENT OPPORTUNITY
- TENANT IN SITU £1,200 PCM
- YIELD 5%
- PRIVATE REAR GARDEN
- PARKING

This charming mid-terrace two bedroom house is located in the highly sought after area of Throop, just a short distance from the bustling Castlepoint Shopping Centre. Throop is a peaceful and friendly residential area that boasts a range of excellent local amenities, including great school catchments, a variety of shops, supermarkets, and regular bus routes to both Bournemouth and Poole town centres.

Upon entering the property, you are welcomed into a spacious entrance hall that leads through to a generously sized reception room/diner. This is the perfect space for entertaining guests or relaxing with family, and benefits from plenty of natural light that floods in through the large UPVC double glazed windows. The modern and stylish kitchen is located to the rear of the property and is fully equipped with a range of integrated appliances, ample storage space and worktop areas.

Upstairs, there are two well-proportioned double bedrooms that offer plenty of space for a comfortable night's sleep. The master bedroom benefits from large built-in wardrobes providing ample storage space, while the second bedroom is ideal as a guest room, study, or nursery.



The modern family bathroom is also located on this floor and is fitted with a three-piece suite comprising of a bath with shower over, washbasin, and WC.

Throughout the property, you will find high-quality finishes and modern features, including full UPVC double glazing and gas central heating, ensuring a warm and cosy living environment all year round.

Externally, the property benefits from a private rear garden which is accessed via UPVC double glazed doors from the reception room. The garden is mainly laid to lawn with a patio area perfect for al fresco dining or entertaining friends and family during the warmer months. To the front of the property, there is ample on-road parking available.

Overall, this property is an excellent opportunity for those looking for a comfortable and stylish home in a

convenient and sought after location. The peaceful neighbourhood, excellent local amenities, and easy access to nearby Bournemouth Town Centre make this an ideal place to live for professionals, families, or retirees alike.

Room sizes:

Entrance hall 6' 2" x 3' 7" (1.90m x 1.10m)

Lounge/diner 14' 5" x 14' 5" (4.40m x 4.40m)

Kitchen 10' 9" x 6' 2" (3.30m x 1.90m)

Landing 9' 6" x 5' 10" (2.90m x 1.80m)

Bedroom (1) 11' 3" x 10' 9" (3.45m x 3.30m)

Bedroom (2) 9' 2" x 8' 2" (2.80m x 2.50m)

Bathroom 6' 6" x 5' 8" (2.00m x 1.75m)

Conservatory

Garden

Parking – Sole parking for one car at front of property. Plus on road.



Tenure: Freehold
Council Tax Band: B
EPC: C
All mains are connected.

DISTANCES:

- 1.2 km to Castlepoint Shopping Centre**
- 1.9 km to Moordown**
- 3.3 km to Bournemouth University Hospital**
- 4.2 km to Award-Winning Sandy Beaches**
- 6.5 km to Bournemouth Airport**
- 8.2 km to Bournemouth's Award Winning Beaches**

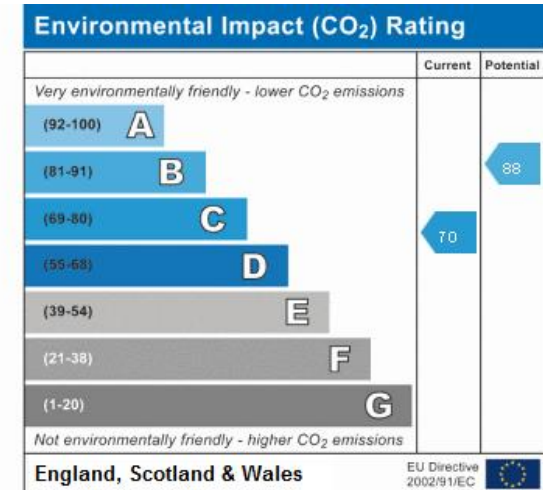
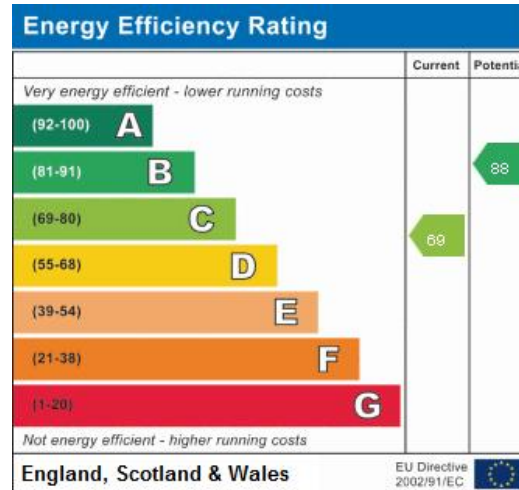
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

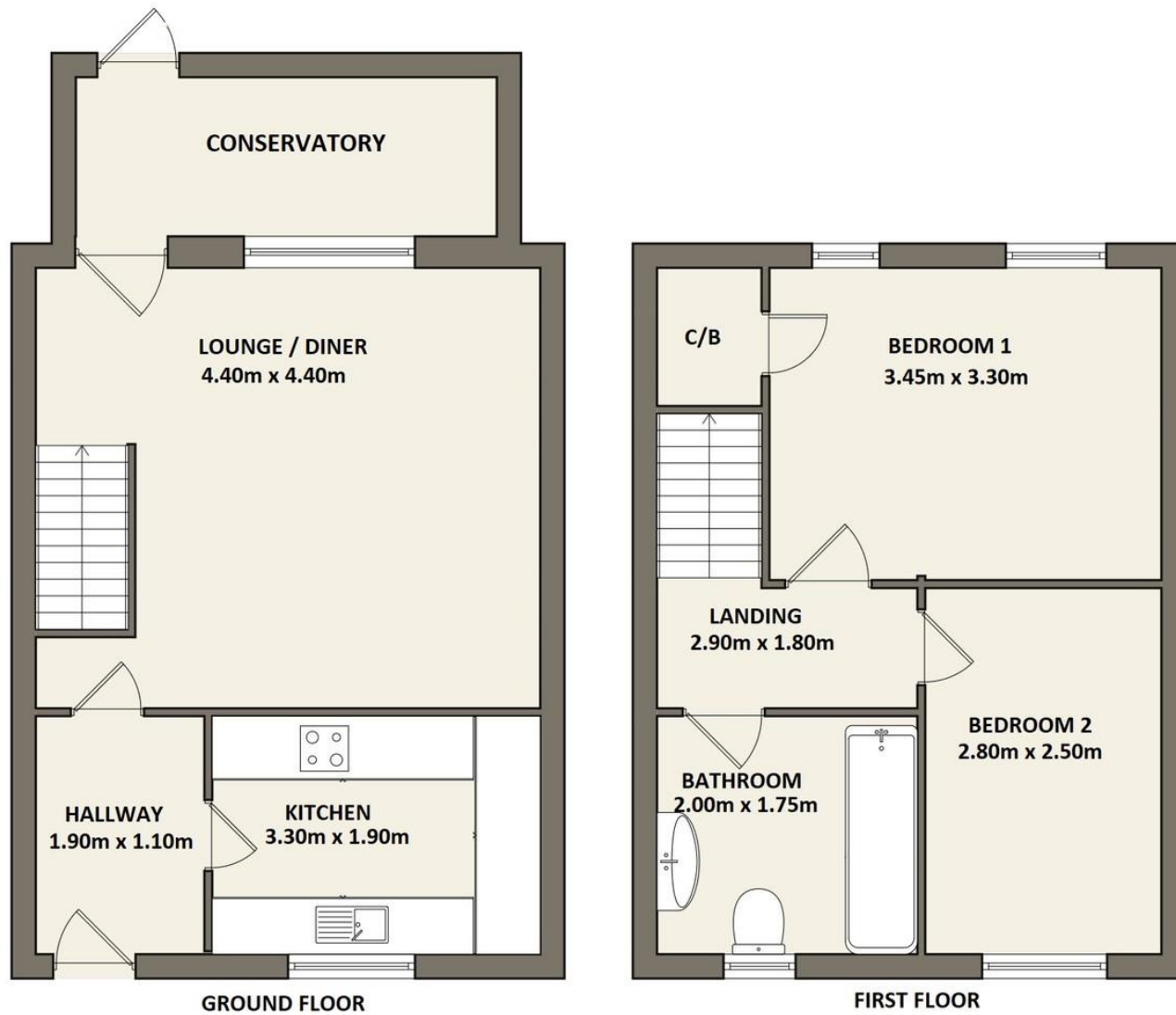
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.





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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.

