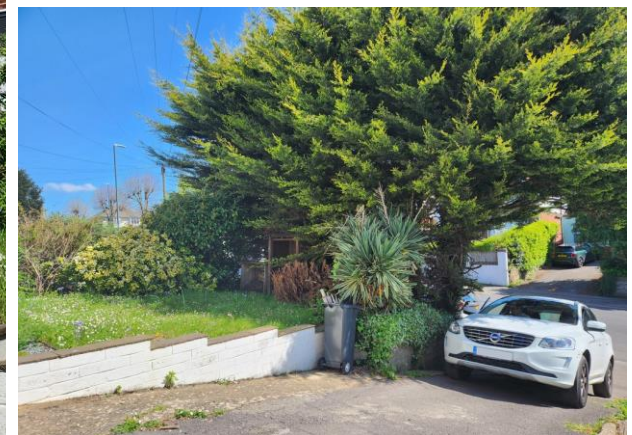


**FOR SALE**



**Charminster Road, Bournemouth**  
**Asking Price Of £310,000**

  
**MARTIN & CO**





## Charminster Road, Bournemouth

4 Bedrooms, 1 Bathroom

Asking Price Of £310,000

### **\*\*SHARE OF FREEHOLD\*\***

- 3 Double and 1 Single Bedroom
- Ground Floor
- Fireplace
- Heated Conservatory
- Rear Garden with Decked Terrace
- Parking for Two Cars

Share of freehold family home situated near Queens Park and Golf course. Featuring 3 double bedrooms, an office and a spacious living room with a working wooden burner, this home is the perfect opportunity for any family.

The centrally located kitchen is an exceptional base for family activity whilst maintaining the versatility of providing open plan living through into the bright conservatory.

The property has a large garden with Astroturf grass and a delightful decking area, beautifully summarizing low maintenance luxury. The property is located close to outstanding grammar schools such as Bournemouth School for Boys and Bournemouth School for Girls, with ease of access via Wessex way.





Castle point and Charminster high street present a wealth of amenities located within minutes of the property, from large supermarkets to a diverse range of flavourful cuisine.

The large hallways leads to the spacious family room and log burner beautifully coupled to deliver a warm reception upon entering the home.

The three double bedrooms are situated along the corridor, with the master bedroom being privately well placed towards the front of the property.

#### SHARE OF FREEHOLD

Ground rent £0

Council Tax Band B

EPC D

All mains are connected.

Parking on Driveway, for Two Cars

#### SIZES:

Entrance Hall 11' 8" x 6' 3" (3.56m x 1.92m)

Lounge/Diner 15' 6" x 13' 1" (4.74m x 4.01m)

Bedroom (1) 12' 2" x 8' 5" (3.71m x 2.59m)

Bedroom (2) 10' 5" x 9' 8" (3.18m x 2.96m)

Bedroom (3) 10' 6" x 9' 8" (3.21m x 2.96m)

Bedroom (4) 8' 5" x 5' 6" (2.59m x 1.68m)

Kitchen 11' 8" x 9' 11" (3.56m x 3.04m)

Conservatory 12' 1" x 9' 5" (3.70m x 2.88m)

Bathroom 8' 5" x 4' 11" (2.59m x 1.52m)



**DISTANCES:**

- 300 mts to Queens Park
- 1.2 km to Castlepoint Shopping Centre
- 1.9 km to Moordown
- 3.3 km to Bournemouth Hospital
- 4.2 km to Award-Winning Sandy Beaches
- 6.5 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 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

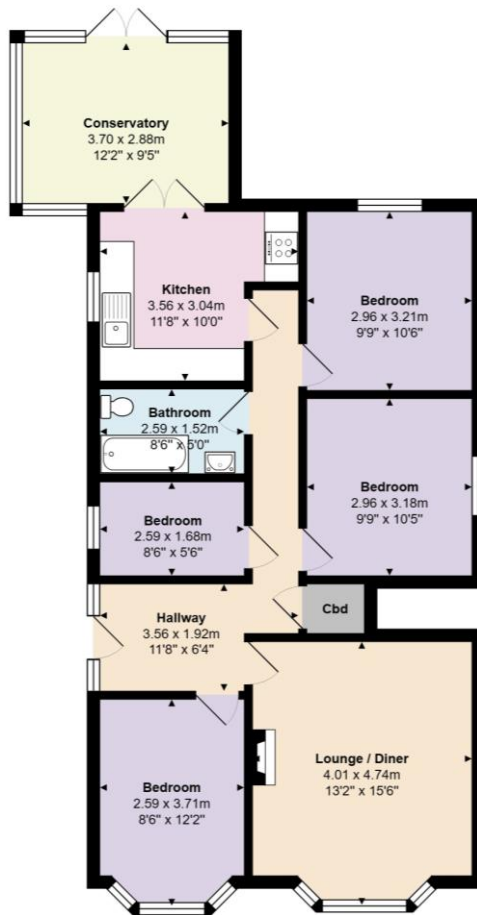
or service reports before finalising their offer to purchase.

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 limited 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		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 90.3 m<sup>2</sup> ... 972 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 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.





