

FOR SALE



Vernalls Close, Northbourne
Asking Price Of £365,000


MARTIN & CO



Vernalls Close, Northbourne

2 Bedrooms, 1 Bathroom

Asking Price Of £365,000

- CHAIN FREE
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- FRONT, SIDE AND REAR GARDENS
- GARAGE AND SUMMER HOUSE

Welcomed to the market is this **detached two double bedroom bungalow**. Set in wonderful gardens in a very residential cul-de-sac, flourishing with life, this really is an ideal retreat to come home to any day of the week. The property sits to the right hand side of the plot proving useful and well-loved space on the other.

As we step through the front door we find the entrance hallway that leads to all principle rooms in the property. Complete with PIV, (Positive Input Ventilation System) radiator, telephone point, wireless phone and mirror. The first room we come to is the second bedroom. Positioned just on the right to the front of the property it makes a great room for children of all ages or a guest room for when friends or family come to stay and boasts double glazed windows, radiator, light shade, two power points, curtains, carpet and a new double bed.

The master bedroom sits adjacent to the second and offers plenty of space for all of one's furniture. The room boasts double glazed windows, radiator, large wardrobe full of storage space, king size bed, light shade, curtains and carpet.



The lounge is a great room with a warm and cozy feel Double doors lead you from the kitchen into the very to it. The ideal space to sit with family and friends bright conservatory overlooking the rear tended garden. watching your favourite films. The lounge boasts two Use it as an extension to the kitchen or a very handy double glazed windows, radiator, City Fibre point, dining room, entertaining space or lovely reading room telephone point, wireless phone, T.V., Free Sat box, in the summer. The conservatory, comes equipped with DVD player, ceiling light fittings, desk lamp, uplighter dining table and 4 chairs, bed settee, power point, T.V. lamp, Dyson Hoover, computer desk, office chair and Sat cable, light fitting, curtains and electric radiator. window blinds complete the room.

The family bathroom benefits from three piece suite with an over the tub shower, glass shower screen, white W/C, white handwash basin with storage, towel rail, light fitting, extractor fan, mirrored cabinet and shaver point. The kitchen comprises of undercounter and wall-mounted cupboards, appliances including washer/dryer machine, dishwasher, fridge/freezer, oven, gas hob and extractor fan. There are four power points, light fitting and a gas central heating boiler newly installed 1 year ago.

Attractive well-loved gardens can be found to the front side and rear of the property. Busting with colour, life and wonderful fragrances. There is a garage that can be used to house the majority of vehicles, used as a workshop or just for storage. the garage boasts power and lighting. The rear garden benefits from a lawn, patio area with garden furniture, parasol, plotted plants four water butts and summer house with power and lighting. There is an added lean-to attached to the garage, complete with



storage racking, garden tools, lawn mower, leaf blower/vacuum, plant food and pots.

A NUMBER OF THE HOUSEHOLD ITEMS WILL REMAIN IN THE PROPERTY.

There is a large driveway with off street parking for up to 4 cars and the property is well secluded with-in its grounds giving you an abundance of privacy. The gardens to the front also benefit from a watering system keeping the wonderful plants well nourished.

Agent Notes:
Tenure – Freehold
Chain Free Vendors
All Mains Are Connected

Local amenities such as the Kinson Hub, the Library, and Pelhams Park are all within walking distance, meaning you don't have to travel far to local supermarkets, restaurants, bars, shops and the post office. Pelhams Leisure Centre is local and boasts both a Gym and Pool. Two doctors surgeries and two dentists mean you are but a short distance to medical services. There is great access to Bournemouth Airport, Castlepoint and Bournemouth Town Centre.

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.

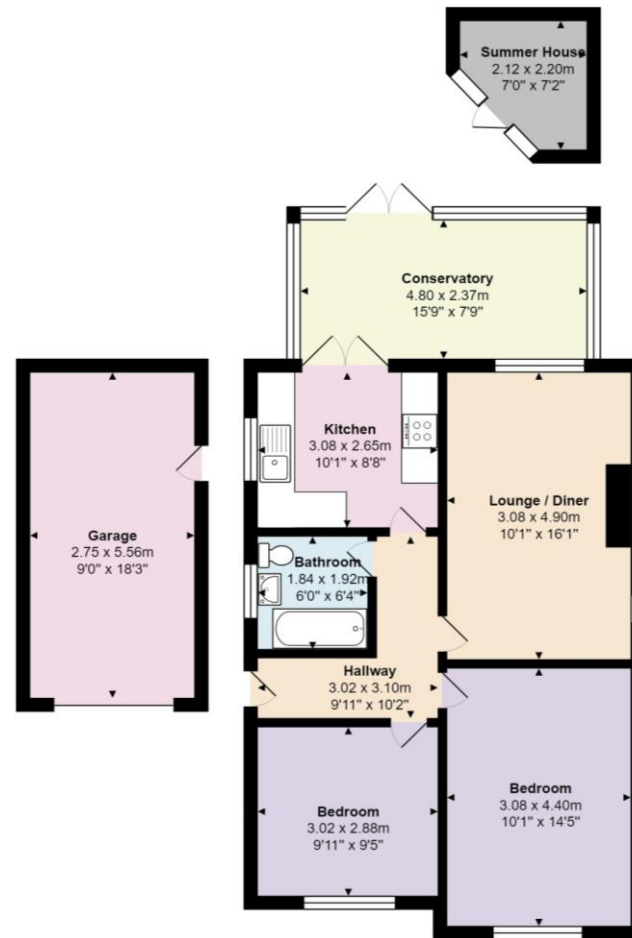
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 89.1 m² ... 960 ft²

All measurements are approximate and for display purposes only



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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.



