



**St. Marks Road, Bournemouth, Dorset**

**2 2 1**

**Asking Price £355,000**



Corbin & Co would like to welcome you to this detached bungalow located on the desirable St Marks Road, BH11 in Bournemouth. While the property is in need of cosmetic modernisation, it offers fantastic potential for those looking to create their dream home. Subject to local permissions and requirements, there is scope to extend the bungalow to the rear or into the roof, adding significant value and space.

The bungalow features two double bedrooms, one situated at the front aspect and the other at the rear, offering flexible accommodation options. The lounge is a cozy retreat with a feature bay window, a charming fireplace, and built-in storage. The kitchen, open to the dining area, includes a feature fireplace and a breakfast bar, providing a perfect space for family meals and entertaining.

This area overlooks the sizable rear garden, creating a bright and airy ambiance. A well-appointed family bathroom serves the property. The frontage is block paved, providing off-road parking for one car. The rear garden is a notable feature, mainly laid to lawn with mature flowerbed borders and a central pathway leading down the garden, ideal for gardening enthusiasts or those seeking a peaceful outdoor space. A single garage offers additional storage or workshop space.

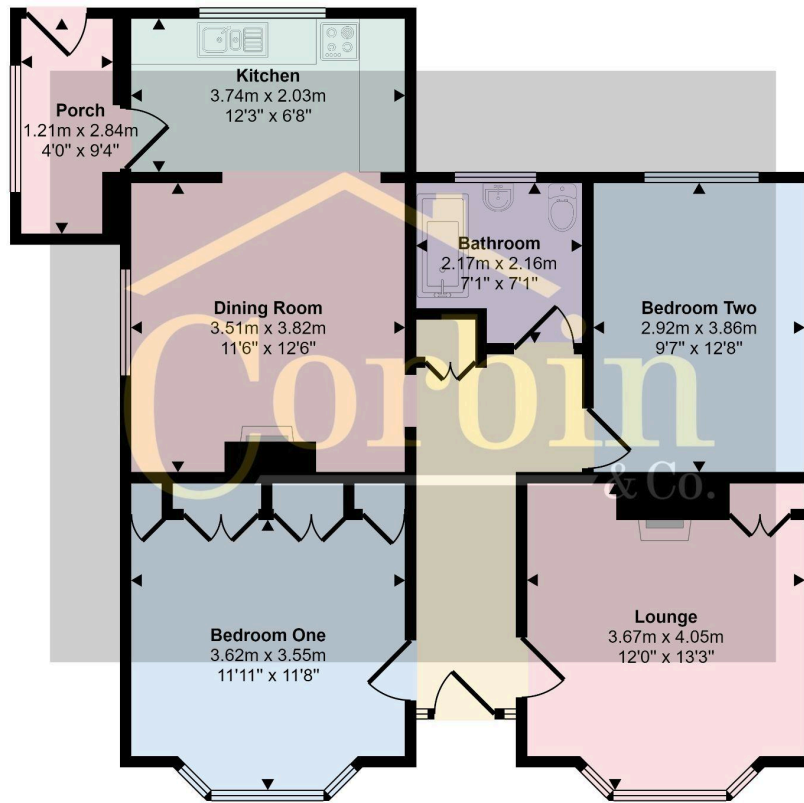
Ideally positioned, this bungalow is within easy reach of local schools catering to all ages, picturesque walks over the nearby nature reserve, and local shops and amenities. Bournemouth and Poole town centres are just a short drive away, offering a wealth of shopping and retail experiences. Further shopping can be found at Castle Point and Turbury Retail Parks.

Don't miss the opportunity to explore the potential of this charming bungalow. Contact us today on 01202 519761 to arrange a viewing and envision the possibilities.





Approx Gross Internal Area  
81 sq m / 875 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



### OPENING HOURS

Mon - Thur 9-6 Friday 9 - 5 Sat 9 - 4



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