

**FOR SALE**



**Abbott Road, Bournemouth**  
**Asking Price Of £335,000**

  
**MARTIN&CO**





## Abbott Road, Bournemouth

3 Bedrooms, 2 Bathroom

Asking Price Of £335,000

### • \*\*\*\*\*LARGE PLOT\*\*\*\*\*

3-DOUBLE BEDROOMS

SEMI-DETACHED HOUSE

2 RECEPTION ROOMS

OFF STREET PARKING FOR MULTIPLE CARS

A MUST SEE LARGE PLOT PROPERTY- Ideally located to a number of primary and secondary schools, and the many amenities of both Charminster and Winton, is this 3-double bedroom semi-detached house.

Situated on a very generous plot, the property makes a great family home, or as an investment property. There is a front garden area, with driveway to the right hand side of the property that provides access to the property, external storage unit, garden and double garage.

Enter the property and into the entrance hallway that houses the ground floor W/C and leads us to all other principle rooms on the ground floor. There is storage space under the staircase and reception room to the front of the property. This room benefits from a bay window area, makes a great lounge and is ideal for movie nights in with family or friends.

Down the corridor there is the separate kitchen, with plenty of space for the mod-cons, cupboard space and has the potential for modification by opening the room up to the rear reception room. This is a another great room and overlooks the rear garden and would make a nice dining room for entertaining guests.





Upstairs there is a family bathroom, with a full size bathtub, shower over the tub, white W/C, white hand wash basin, vinyl floor, and radiator. There are 3 double bedrooms, 2 larger rooms and one smaller double bedroom. The master bedroom is situated to the front of the property and benefits from a bay window and sink in the room. The rear bedroom is also a very good size room and overlooks the garden. An ideal space for the kids or as a guest bedroom. The small bedroom is well suited for a younger child or as a work from home office space.

There is a really good size rear garden with plenty of space for the kids Swimming pool, trampoline, and offers a combination of patio and grassed lawn. The property also has the added bonus of an external storage unit with power and a large double garage. The property offers ample off street parking for multiple cars.

The property is located to a number of very good

schools both at primary and secondary level. Winton and Charminster High Streets offer many shops, bars and restaurants. There is easy access to motorways and Bournemouth town Centre and all of its attractions and coastline.

Agent's Notes:  
Tenure - Freehold  
Council Tax Band - C  
All Mains are connected.

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		83 B
69-80	C		
55-68	D	67 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.