

Property Location Bournemouth



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.

Holdenhurst Road, Bournemouth

Offers Over £640,000

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EIGHT BEDROOMS

GUESTHOUSE

LARGE CORNER PLOT

PARKING AVAILABLE

CONVENIENT LOCATION

CLOSE TO TOWN.

SUPERBLY KEPT

GAS CENTRAL HEATING,

BOILER 4 YEARS OLD

ESTABLISHED BUSINESS

VERSATILE ACCOMMODATION

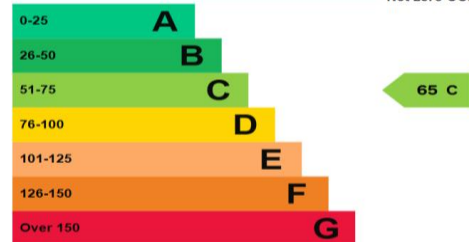


Why you'll like it

Area A superb eight bedroom semi detached guest house with further owners accommodation situated in a convenient corner plot location, with ample parking to the front. Superbly kept throughout the property offers versatile living and could be used as a business, home and income or could be a spacious residential dwelling.

The property has been owned by its current owner for over twenty years and has built up a regular clientele of returning short and long term guests. Situated over three floors the property has been tastefully modernised throughout and is fully compliant with updated certification. There are a mixture of double, twin and family rooms and just one single room, which is always popular. Bathrooms are located on each level. The dining room currently caters for twelve covers, although more could be added if required. The kitchen is modern throughout with range of appliances, a further utility area adjoins. The owners accommodation is a good size with lounge, double bedroom and ensuite. There are further adjoining rooms which offer versatile usage, gym, snug, office etc. To the side of the property is a 20' Garage/workshop. The property's corner plot offers a good size rear garden which is part laid to lawn and patio, various borders and range of mature hedging offers a great deal of seclusion and security. Side Gate. To The front of the property a recently tarmacked driveway offers ample parking.

Council Tax Band - A (personal)
No business rates



Tenure 1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

