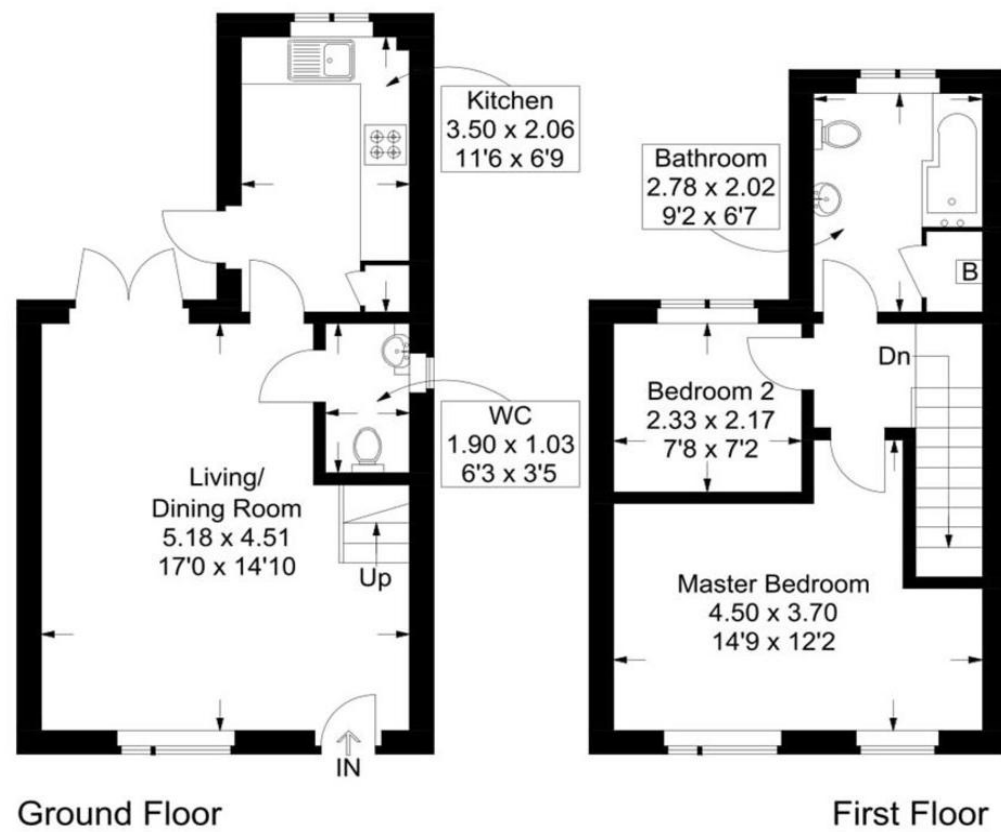


Property Location Charminster

Shelbourne Road, Bournemouth
Approximate Gross Internal Area = 60.9 sq m / 655 sq ft



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.

Shelbourne Road, Bournemouth

Asking Price Of £290,000



- Detached House
- Well Presented
- Two Bedrooms
- Family Bathroom
- Separate Modern
- Integrated Kitchen
- Front & Rear Garden
- Parking For Two Cars
- Gas Central Heating
- Partly Triple Glazed



A super two bedroom detached family house, built only 6 years ago, the property is well kept and modern throughout. Located at the end of a private driveway, part of a small development of just three houses and situated in a convenient location close to Charminster Town Centre with easy access to Bournemouth Town Centre.

Accommodation Comprises, Access via front gate, to large lawned front garden, fully enclosed by timber panel fencing giving a good deal of seclusion, pathway to front door. Living Area spacious open plan room with zoned living and dining areas, feature fireplace and surround, double aspect with windows to front and double opening French doors to the rear. Door from Living Area to Kitchen, modern with range of work surfaces with storage cupboards, built in oven and hob, integrated appliances, tiled flooring. Ground Floor Cloakroom, off the living area. Stairs to first floor, Main Bedroom, double bedroom, windows to front, Bedroom Two, window to rear. Family Bathroom, white suite, panelled bath, low level w.c, wash hand basin, part tiled, window to rear. Rear Garden, small lawned and patio, fully enclosed by panelled fencing, path to side leading to the front garden.

Charminster is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Winton. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Easy access to 5* Award Winning Sandy Beaches, Pier, Promenade and the coastline are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.
A Freehold House
Council Tax C Band

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

