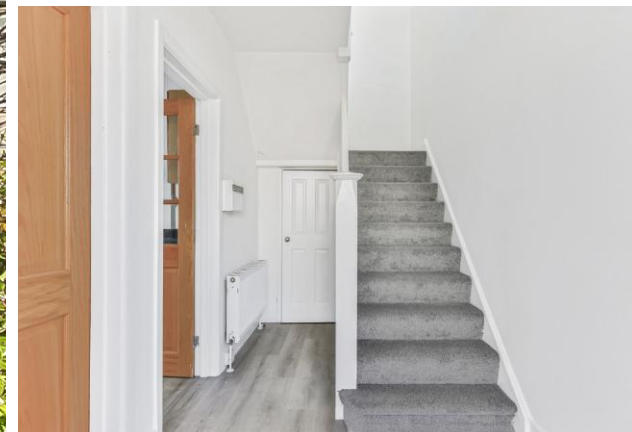


FOR SALE



Warnford Road, Bournemouth
Asking Price Of £425,000


MARTIN&CO



Warnford Road, Bournemouth

3 Bedrooms, 1 Bathroom

Asking Price Of £425,000

- SEMI-DETACHED HOUSE
- FREEHOLD
- FAMILY BATHROOM
- FAMILY RECEPTION ROOM
- SEPERATE KITCHEN

Situated in the district of Iford and Littledown, is this 3-bedroom family home. This semi-detached house is located on Warnford Road and is close to both primary and secondary schools, local amenities and is walking distance to bus stops nearby. The property is in an excellent location for families, with plenty to do locally and further along to Bournemouth Or Christchurch.

When you get to the property, you are greeted by the lovely front garden that surrounds the property with trees and shrubs. The parking here can be found on street, or at the bottom of the garden in the properties very own garage.

The property has a side entrance to the house with a porch that is large enough to store coats or sandy boots after a walk on the beach.

When entering the property, the hallway provides you with access to all principal rooms on the ground floor including the lounge to the front, ground floor W/C, family kitchen, conservatory and staircase leading to the first floor.

To the left is the ground floor W/C, which is an ideal facility to have especially when you are entertaining



guests. Sat right opposite the W/C is the family Lounge. The room is spacious, overlooks the front garden and benefits from large windows allowing plenty of light in.

The kitchen is a fantastic size and boasts a comfortable amount of very usable living space, with plenty of cupboard storage space. There is room for all your modern-day appliances with the property benefiting from an existing Range cooker with 6 burner gas hob, oven, extractor fan, and washing machine. Adjacent to the kitchen sits the conservatory which is ideal for those warm summer days that could act as an additional dining space or playroom for the children.

The property also benefits from some handy understairs storage ideal for general household items.

Up on the first floor we find three bedrooms and a family bathroom. The three bedrooms and landing area have been given a makeover, with freshly painted walls and newly laid carpets. Cool blue glass panels

can be found in the balustrade on the stairs and landing area giving it a very modern feel. The master bedroom is the largest of the bedrooms and sits to the front of the property overlooking the front garden.

There is a second good size double to the rear of the property, ideal for all ages and has a storage cupboard and bay window. The third bedroom would be ideal for small children or would make a good home office. The bedroom also benefits from a storage cupboard and bay window.

The bathroom is made up of big windows allowing lots of light into the room and boasts a full-size bathtub with shower over tub, white w/c and white handwash basin.

The garden is ideal for those warm summer nights and offers plenty of privacy, a patio area and grassed lawn area. hidden at the bottom of the garden is access to the garage with double doors opening out on to the street. There is also a side gate leading to the front garden of the property which is home to a small patch



of grass, trees and shrubs.

Agents Notes

Tenure - Freehold
Council Tax Band – C
EPC Rating – 70 Potential 83
All Mains utilities 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 be pleased to 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 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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 104.2 m² ... 1121 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.