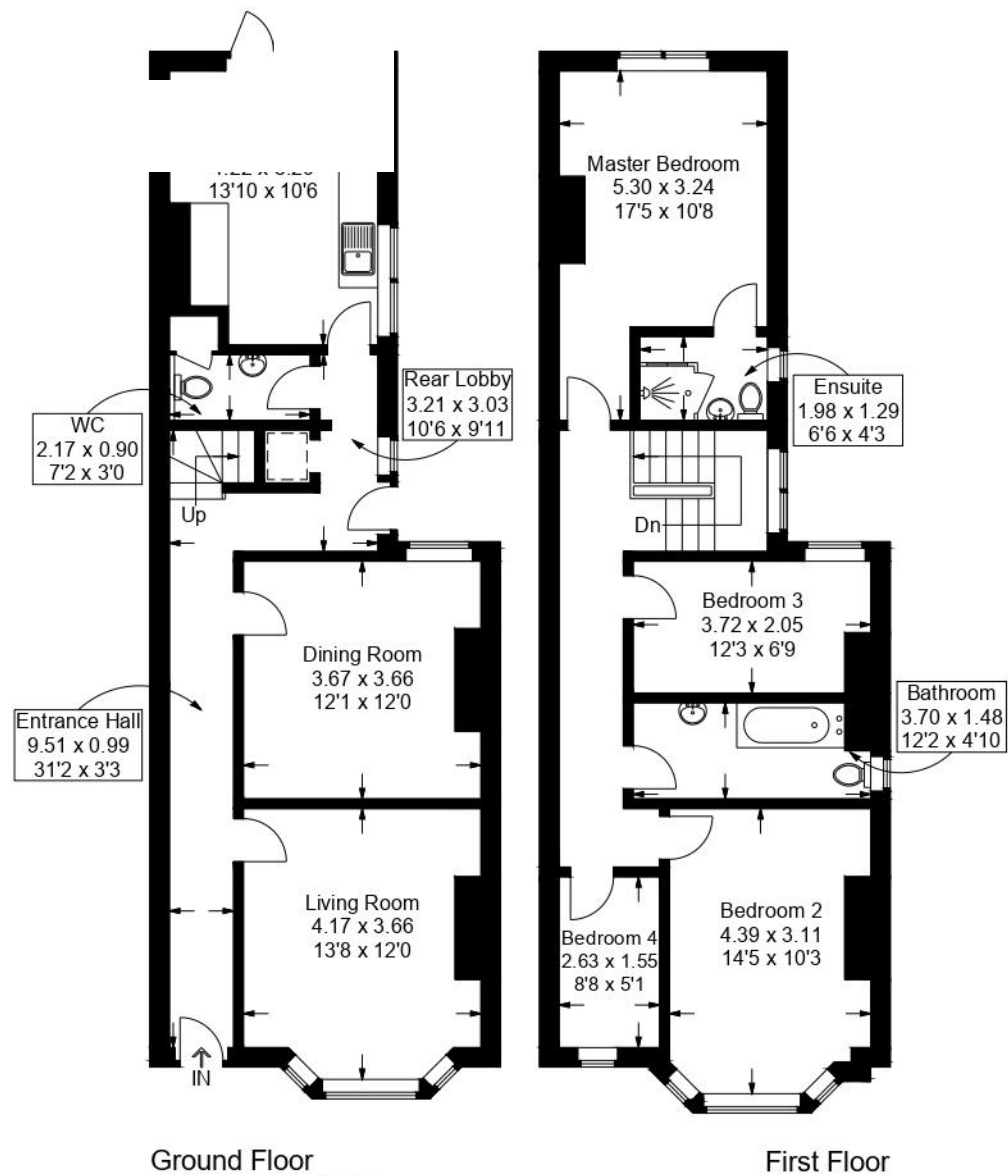


Property Location

123.7 sq m / 1331 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.

Christchurch Road, Bournemouth

Asking Price £410,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com>



Freehold

Driveway for two cars

Sun trapped garden

Gas Central Heating

Double Glazed Windows

No forward chain

Council Tax Band C

Easy Reach To
Bournemouth Town
Centre, Boscombe High
Street & Award Winning
Beaches.



Why you'll like it

Welcome to this 4-bedroom semi-detached property situated on Christchurch Road. Ideally located, this home offers unparalleled convenience with Pokesdown High Street just a stone's throw away. Local transport options are excellent, featuring numerous bus routes and the Pokesdown Train Station within a short walking distance. The award-winning beaches and scenic Over cliff are also within easy reach, making this a perfect location for enjoying the best of what the area has to offer.

This delightful property boasts a large front and rear garden, predominantly laid to turf, providing an idyllic suntrap for summer days. The rear also benefits from a driveway with space for two cars. As you step inside, you are greeted by a spacious hallway, perfect for storage. The sitting room is the initial room you'll encounter, featuring a large bay window that floods the space with natural light, and ample room to accommodate various furniture arrangements. The versatile dining room can serve multiple purposes, such as a home office, additional bedroom, or a dedicated dining space.

Further down the hallway, you will find additional useful storage space and a convenient WC equipped with a sink and toilet. The well-appointed kitchen is a highlight of the home, offering generous counter worktop space on both sides of the room, complemented by ample under-counter storage and matching eye-level units. The kitchen comes with

fitted appliances including an oven, gas hob with extractor fan, and a sink. There is also space for freestanding appliances such as a washing machine, dishwasher, fridge/freezer, and dryer. Additionally, there's enough room to accommodate a breakfast table or extra storage units. Upstairs, a large landing and corridor lead to the four bedrooms. Bedroom 1 is a spacious double room featuring an ensuite with a shower, toilet, and sink. Bedrooms 2 and 3 are also good-sized double rooms, while bedroom 4 is a comfortable single room.

Agents Notes:
Tenure: Freehold
Tax Band: C

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 representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

