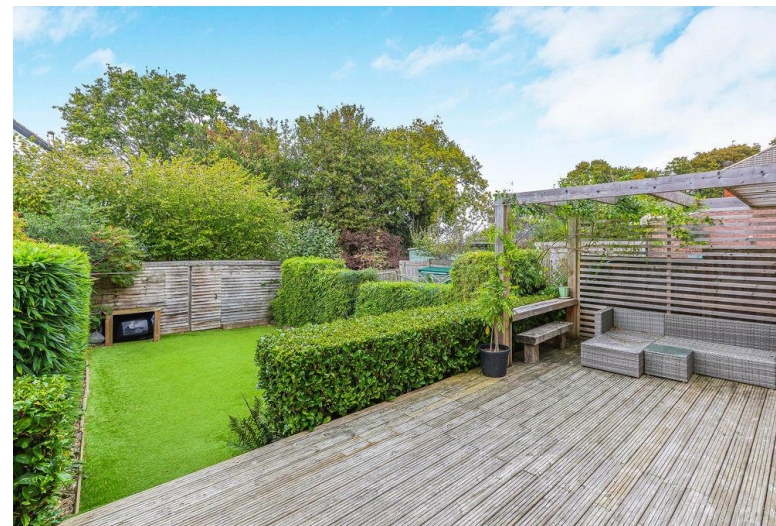


Property Location Bournemouth



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.

Oakwood Road, Bournemouth

Offers In Region Of £435,000

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Why you'll like it

Front door opens into the hall. Engineered oak flooring. Side aspect window. Living room has feature cast iron fireplace and front aspect window. Open plan kitchen/dining room with engineered oak flooring, box bay with French doors to garden as well as a rear aspect window. Matching range of wall and floor mounted cupboard units with contrasting roll edge work tops and tiled surrounds. Large island unit with granite work top over with space and seating for dining. Fitted 'gas range style' cooker with filter hood over. Space and plumbing for various appliances. Cupboard housing a 'Glow-worm' gas combination boiler serving the heating and domestic hot water. A side door leads to a covered side utility/walkthrough with door leading from the front and door opening to the rear. The landing has stairs to the second floor and doors to three double sized bedrooms. Side aspect window.

Bathroom is part tiled and part panelled comprising wash hand basin with cabinet under, close coupled WC and panelled bath with shower mixer taps and folding shower side screen. Front aspect window. There is a small second floor landing with rear aspect window and skylight. The fourth bedroom has a rear aspect dormer window. Two access points to eaves storage. Shower room comprises wash hand basin with cabinet under, close coupled WC and shower cubicle. Also comes with Off road parking, The rear garden has a large decked area with pergola abutting the width of the rear garden. Steps lead down to the main garden area which laid to AstroTurf and benefits from having a large garden shed.

Agent's Notes:
Tenure: Freehold
Council Tax: Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
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 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.

