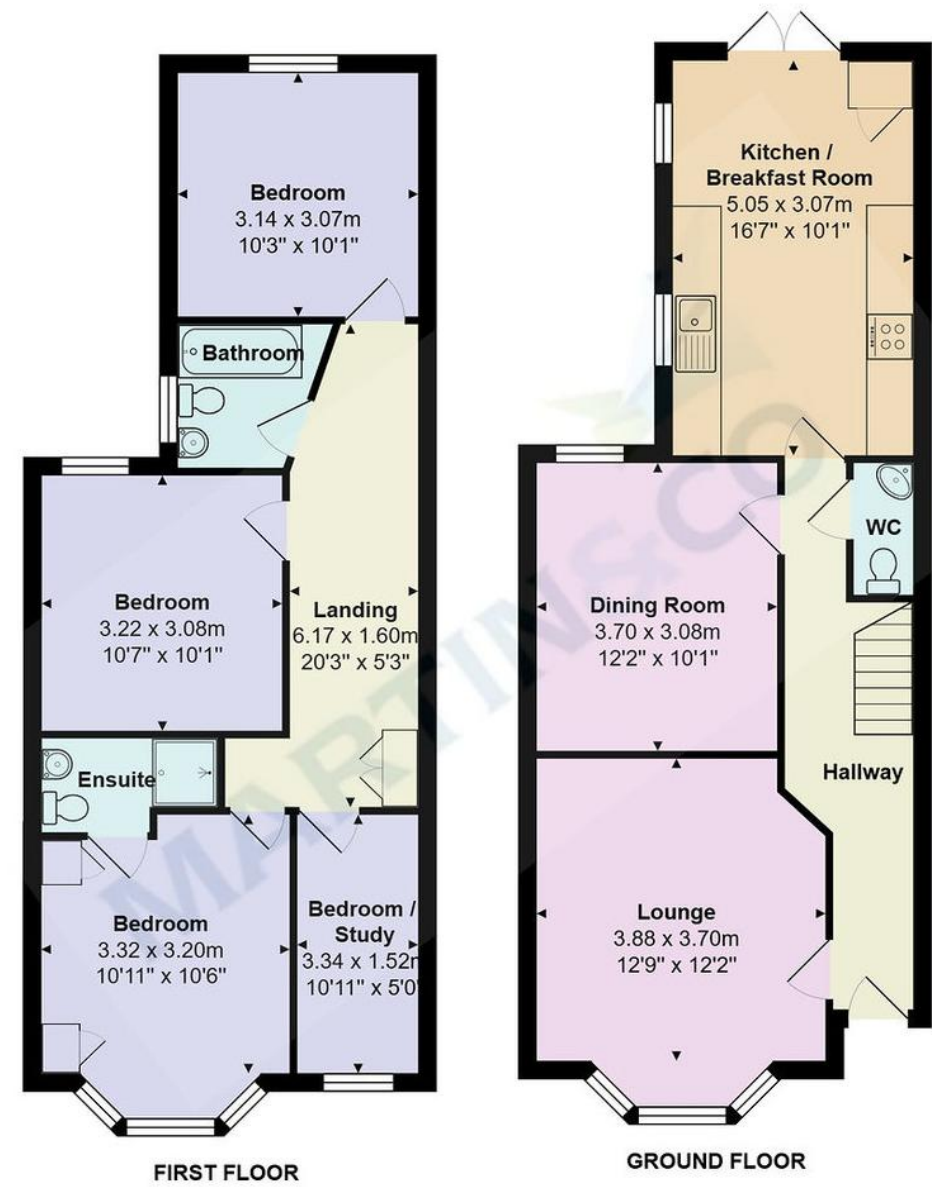


Property Location
Springbourne



Total Area: 106.5 m² ... 1147 ft²

All measurements are approximate and for display purposes only



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.

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Windham Road, Springbourne

Asking Price Of £380,000



Perfect Family Home

Semi-Detached House

Large Driveway

4 Bedrooms

2 Reception Rooms

Modern Kitchen

3 Bathrooms

EPC – C

Close To Amenities

Great Transport Links



Why you'll like it

Welcome to this spacious and well-presented four-bedroom semi-detached home, ideal for families seeking both comfort and convenience. As you enter, you're met by two versatile reception rooms offering space for relaxing, entertaining or working from home. A downstairs bathroom adds everyday practicality.

Positioned at the rear, the contemporary kitchen provides a bright and functional cooking space, opening directly onto the low-maintenance garden.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with its own ensuite for added comfort. The remaining rooms are ideal for family, guests or home-office use.

The location is a strong advantage, with the property sitting within reach of well-regarded local schools and within catchment for several sought-after options. Parks, green spaces and play areas are also nearby, offering plenty of outdoor opportunities. Residents benefit from convenient access to local shops, cafés, transport links and essential amenities, making day-to-day life easy and well-connected.

Overall, this home offers a great blend of modern living, flexible space and a family-friendly setting in a desirable area.

Agents Notes:
Tenure: Freehold
Parking: Driveway
Tax Band: D
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.

