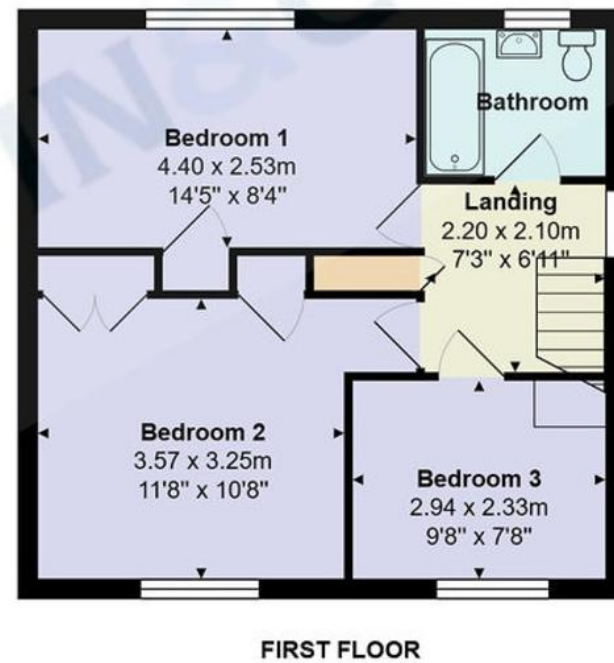
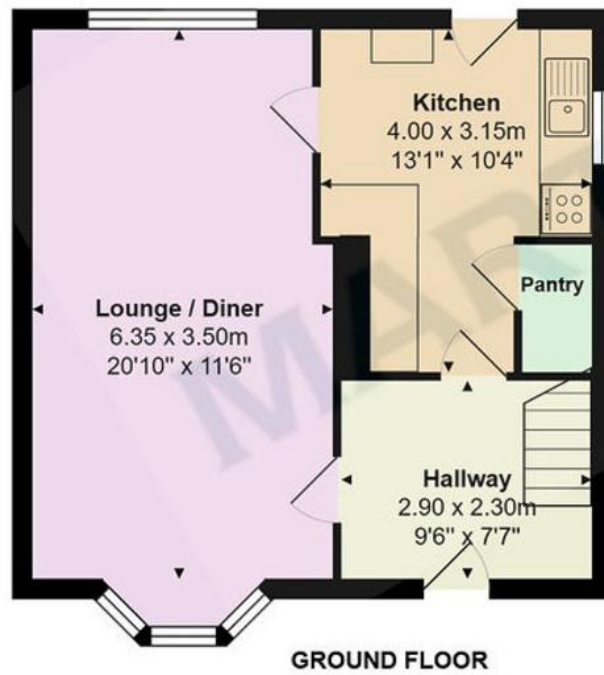
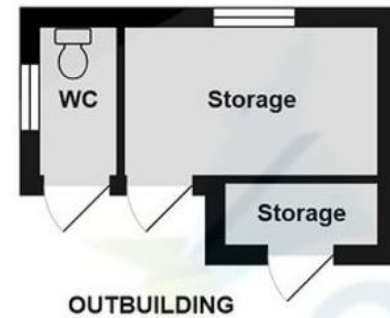


Property Location Southbourne



Total Area: 84.0 m² ... 904 ft² (excl. outbuilding)

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.

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- Welcoming Hallway
- Gas Central Heating
- Prefabricated Construction
- Outside WC & Storage



Why you'll like it

The front door provides access to the welcoming entrance hallway, which has stairs leading to the first-floor landing, a door to the separate kitchen and the lounge/dining room. The lounge/dining room has a front aspect double glazed bay window, wood burning stove, rear aspect double glazed window looking onto the rear garden. There is plenty of space for dining table and chairs and relaxing.

Further door leading through into the kitchen. The kitchen has a door, which leads into a pantry suitable for storage, it also houses the new metal consumer unit, which has recently been replaced. There's plenty of worktop space with a range of wall and base units, a stainless steel sink unit with side drainer, space for gas or electric cooker, space and plumbing for a washing machine, space for either dishwasher or tumble dryer, space for a stacked fridge freezer, and an extractor fan.

Upstairs, there is a first floor landing with doors to all upstairs accommodation, including the side aspect double glazed window, door to the bathroom, with a wall mounted chrome ladder effect heated towel rail. A wall mounted heater and extractor fan. A vanity wash hand basin with mixer tap over, low flush WC, and bath with shower attachment and rear aspect obscured glass window. It is partly tiled with a tiled floor. The rest of the

remaining accommodation upstairs comprises three bedrooms. The third bedroom has a front aspect window. Bedrooms one and two are double bedrooms, with some fitted wardrobe space. An economy 7 storage heating can be found in bedroom 1 also. Bedroom 2 offers a similar space with rear aspect window and modern double panelled radiator and access to the loft. The loft has boarding and insulation.

Outside - There is access to a block paved driveway supporting parking for numerous vehicles. A front garden laid to lawn boarded by brick wall. A door from the kitchen leads to the rear of the property onto wooden decking; the garden is fully enclosed with timber fencing. There is a large area laid to lawn, and plenty of space for relaxing and dining, outdoors. A separate WC in the outbuilding, which also has a wall mounted sink unit with mixer tap over and further storage with a tiled floor. A separate storage unit to the right hand side. The seller is prepared to offer no forward chain.

Agent Notes

Tenure: Freehold
 Construction: Prefabrication
 Mortgage Requirements: The construction can obstruct some lenders. We will wish to confirm with your mortgage provider your ability to purchase before viewing.
 Tax Band: B
 Rental Potential: £1,600 per month
 EPC: C
 Parking: Driveway & On Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

