

## Property Location Bournemouth



Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

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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## Hamilton Road, Bournemouth

Asking Price Of £299,000



Two Double Bedroom

Open Plan Kitchen/Lounge

Well Presented Throughout

Newly Refurbished

South Facing Rear Garden

A Short Walk To Amenities

Great Transport Links

Parking To The Rear

Ideal Starter Home

Freehold



### Why you'll like it

A spacious, modern two double bedroom terraced home situated in a convenient location within walking distance of Bournemouth town centre, local amenities, and public transport links. This property would make an excellent starter home for a first time buyer. This home is extremely well presented throughout having been newly modernised and refurbished to a high standard with a new boiler, new radiators, new flooring/carpet throughout, and a new bathroom suite.

The space on the ground floor has been recently reconfigured and now comprises; an enclosed porch and an open plan lounge/dining room/kitchen with ample built-in storage cupboards. On the first floor is a landing with two built-in storage cupboards, two good sized double bedrooms, one with a built-in wardrobe, a bathroom, and a separate WC. An internal viewing is highly recommended to truly appreciate what this property has to offer. This property boasts a south facing rear garden and off road parking and also benefits from a new front door and a new fence.

Within a short walk you have Bournemouth Town Centre, which is known for its lively night life and 7 miles of award winning sandy beaches. Bournemouth main-line train station and bus station is within a 5-minute walk and the Wessex Way is within very easy reach for routes in and out of Bournemouth.

Agent's Notes:  
Tenure: Freehold  
Tax Band: B  
EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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 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.

