

FOR SALE



Wimborne Road, Bournemouth
Asking Price Of £235,000


MARTIN & CO



Wimborne Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £235,000

****NO FORWARD CHAIN****

- Two Double Bedroom
- Mid Terrace House
- Open Plan Kitchen / Living Room
- Gas Central Heating
- Secure Driveway and Parking With Remote Control Gates
- Buy to let Investment

ENTRANCE HALL 11' 7" x 14' 5" (3.551m x 4.415m)

Smoke alarm, digital central heating control panel, doors to lounge/diner, stairs to first floor, door to:

LOUNGE/DINER 18' 0" x 14' 5" (5.504m x 4.415m)

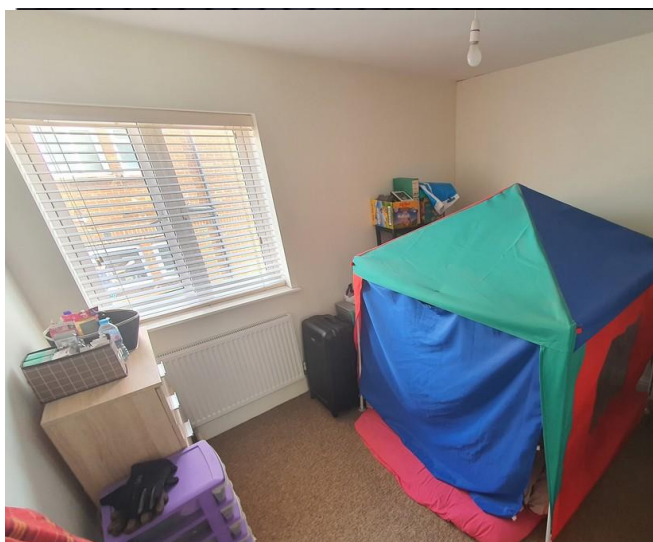
Fitted with a new stylish range of wall and base mounted cupboards including soft-close drawers under roll top work surfaces, one and half bowl stainless steel over-mount sink with drainer, integrated oven, ceramic hob and stainless-steel extractor above. Space for large fridge/freezer and washing machine. Two front aspect UPVC double glazed windows.

DOWNSTAIRS WC 6' 8" x 3' 2" (2.039m x 0.990m)

Extractor fan, radiator, low level W.C., pedestal wash hand basin.

UPSTAIRS HALL 9' 0" x 4' 3" (2.764m x 1.297m)

Hatch to loft, light tunnel providing daylight to stairs and landing, doors leading to Bathroom and Bedrooms.



BATHROOM 6' 10" x 5' 7" (2.106m x 1.703m)

White suite comprising a panelled bath with mixer tap/shower attachment, glass shower screen, close coupled WC, pedestal wash hand basin with tiled splash back, wood effect vinyl flooring, wall mounted towel rail, Inset ceiling spot lights, extractor fan.

MAIN BEDROOM 11' 7" x 10' 8" (3.533m x 3.275m)

Double room, dual UPVC double glazed front aspect window, radiator, pendent ceiling light, painted walls, carpeted throughout.

BEDROOM 11' 11" x 6' 10" (3.638m x 2.103m)

Double room, dual UPVC double glazed front aspect window, radiator, pendent ceiling light, painted walls, carpeted throughout.

EXTERNAL

There is a block paved area retained by a brick wall which leads to the private front door of this property. A remote control vehicular and pedestrian gate leads down a landscaped driveway with external lighting to the rear where there is an allocated parking space, residents' clothes drying area, and secure door leads to allocated storage area.

EXTERNAL STORAGE

8' 0" x 6' 0" (2.441m x 1.837m)

Accessed via secure door, small corridor leads to the secure storage room which has automatic lighting. Perfect for bikes.

PARKING

Off road parking is available at the property.

Tenure – Freehold

A quarterly fee of £75 for maintenance, electrics/external lighting gardening. Council Tax Band B



DISTANCES:

- 300 mts to Redhill Park
- 700 mts to Winton Primary School
- 3.8 km to Bournemouth International Airport
- 4.3 km to Sandy Beaches
- 4.3 km to Bournemouth Pier

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 be pleased to 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.

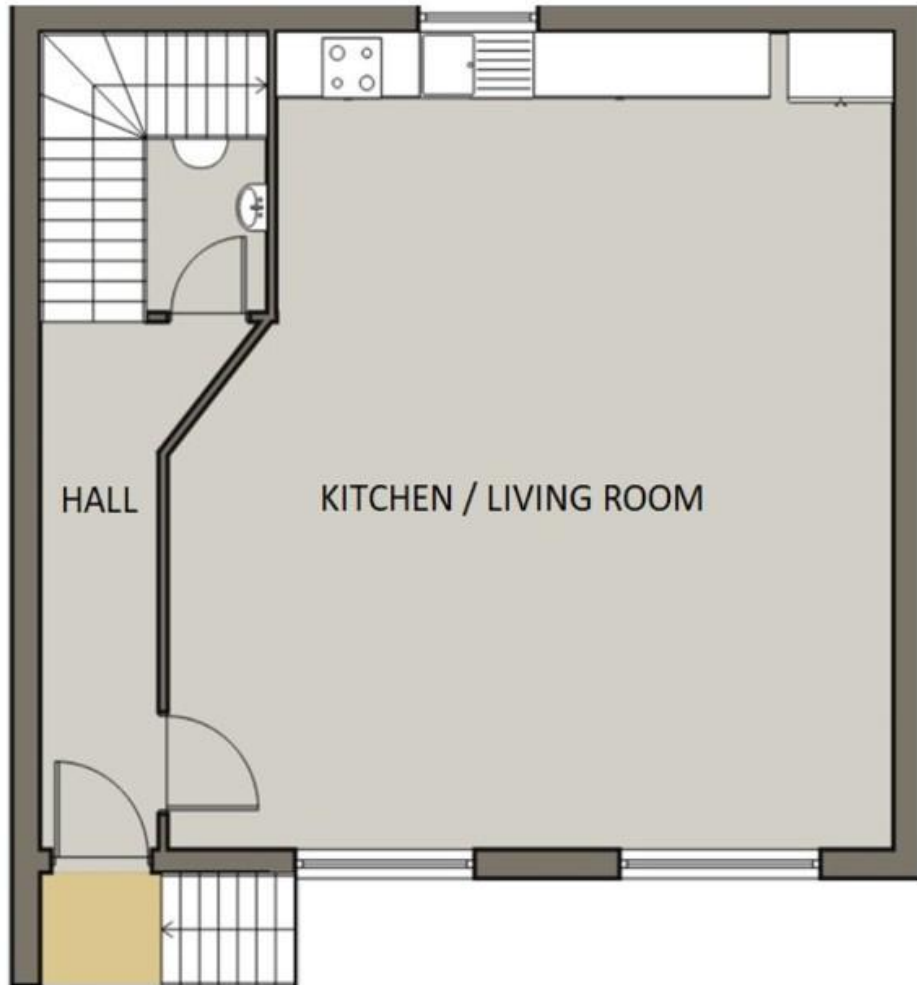
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	88
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	74	90
England & Wales	EU Directive 2002/91/EC	





Martin & Co Bournemouth

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

