Property Location
Bournemouth



Total Area: 171.2 m² ... 1843 ft²

All measurements are approximate and for display purposes only







The Property Ombudsman

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, seller(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.

Arcadia Avenue, Bournemouth

Offers In Region Of £585,000

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

01202559922
http://www.bournemouth.martinco.com

MARTIN&CO

MARTIN&CO

Four Bedroom Detached House

South Facing Garden

Double Glazed Throughout

Partly Boarded Loft

Master Bedroom With En-Suite

Within Local School Catchments

Driveway For Three Cars

Freehold

Large Kitchen

Ideal Family Home



Why you'll like it

Nestled in a quiet, desirable neighbourhood, this beautifully maintained four-bedroom detached home combines modern comfort with elegant touches. From the moment you step through the door, the property is laid with high-quality Karndean flooring throughout the ground floor, with an exception of the sitting room being carpeted. The property offers a spacious layout, perfect for family life and entertaining. The inviting living room provides a comfortable space to relax featuring Velux skylights, two working chimneys with gas fires, while the open-plan kitchen and dining area, complete with ample storage in the kitchen and living area, serves as the heart of the home. A separate utility room adds convenience, keeping daily routines running smoothly.

Upstairs, four generously sized bedrooms offer plenty of space for family or guests, with ample natural light and tasteful decor throughout. Each bedroom is double glazed for comfort and efficiency, with carefully retained feature windows that enhance the property's character. A full alarm system is installed, providing peace of mind. The property also has updated UPVC gutters and Fascias.

Step outside into the private, south-facing garden, a sunlit retreat ideal for outdoor gatherings, gardening, or simply relaxing in the fresh air. Fully enclosed, the garden offers privacy and a safe space for children or pets. For added convenience, the property includes off-road parking for two cars, ensuring security.







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

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.









