

Property Location Kinson



Total Area: 84.7 m² ... 911 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.

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Pearl Gardens, Bournemouth

Offers Over £300,000

MARTIN&CO

Semi-Detached House
Separate Sitting Room
Three Bedrooms
Parking For Three Cars
Tax Band B
Freehold
Convenient Location
Ideal Family Home
South Facing Garden
No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note's:
Tenure: Freehold
Tax Band: B
EPC: C



Why you'll like it

Upon arrival, the property benefits from a spacious private driveway providing off-road parking for up to three vehicles, offering both convenience and ease for multi-car households. Stepping inside, the entrance hall leads into a bright and welcoming kitchen/dining area provides a functional and sociable space. To the rear, living room, featuring ample natural light and a warm, homely atmosphere-perfect for relaxing or entertaining guests with direct access to the garden room, making it ideal for everyday family life and indoor-outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second double, and a versatile third room suitable as a child's bedroom, home office, or guest space. The family bathroom is fitted with modern fixtures and serves all bedrooms. Externally, the property truly shines with its attractive south-facing rear garden. This sun-filled outdoor space is perfect for enjoying long summer days, whether relaxing, gardening, or hosting gatherings. The garden offers a good degree of privacy and ample room for seating, play, or further landscaping. Combining practical features such as ample parking, a desirable garden orientation, and well-balanced internal accommodation, this property represents an excellent opportunity in a sought-after Bournemouth location.

Situated within the popular residential area of Kinson, 1 Pearl Gardens enjoys a convenient and family-friendly setting on the outskirts of Bournemouth. The area is well-served by a range of local amenities, including shops, supermarkets and everyday services, all within easy reach. Larger retail options and leisure facilities can be found in Bournemouth town centre, just a short drive away, offering a wide selection of shopping, dining and entertainment.

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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.

