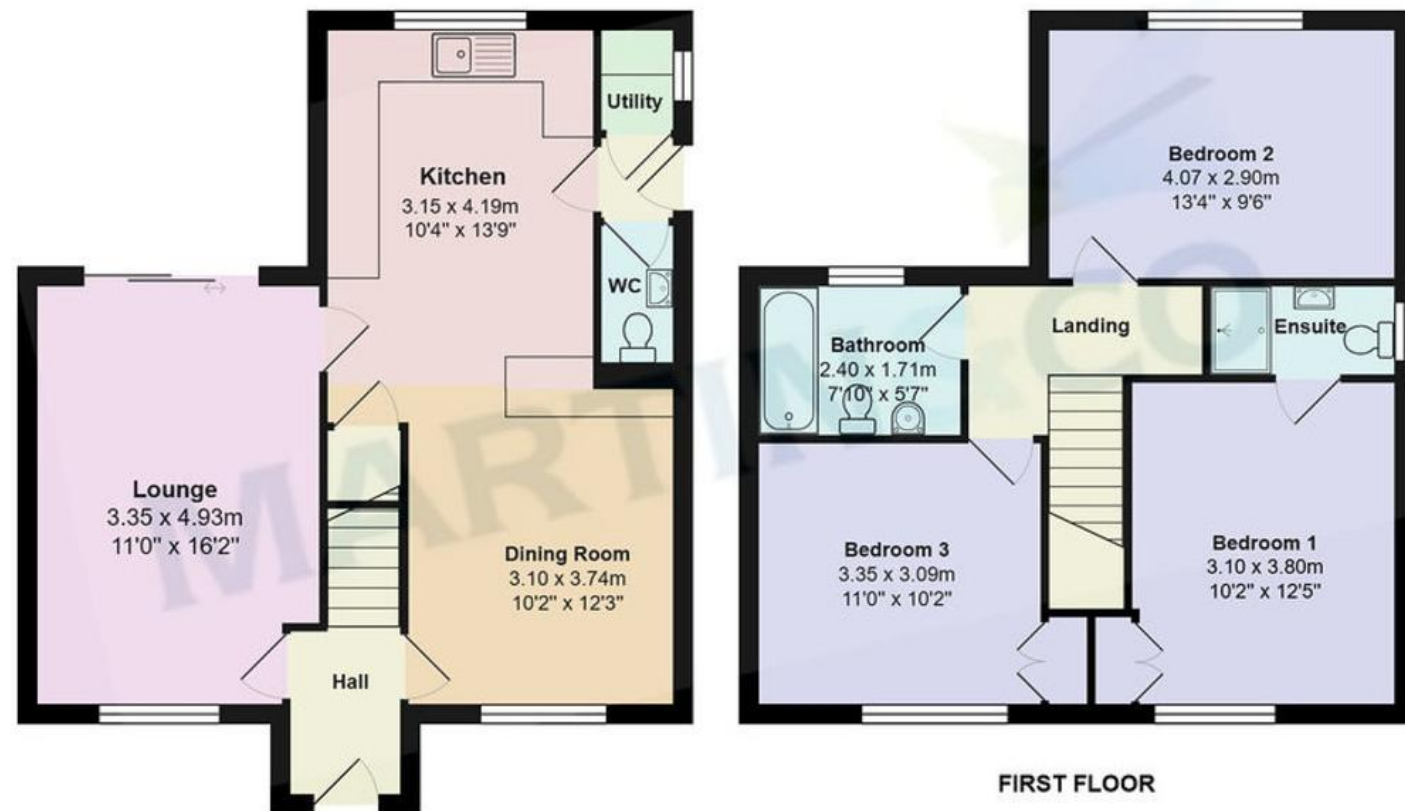


Property Location Bournemouth

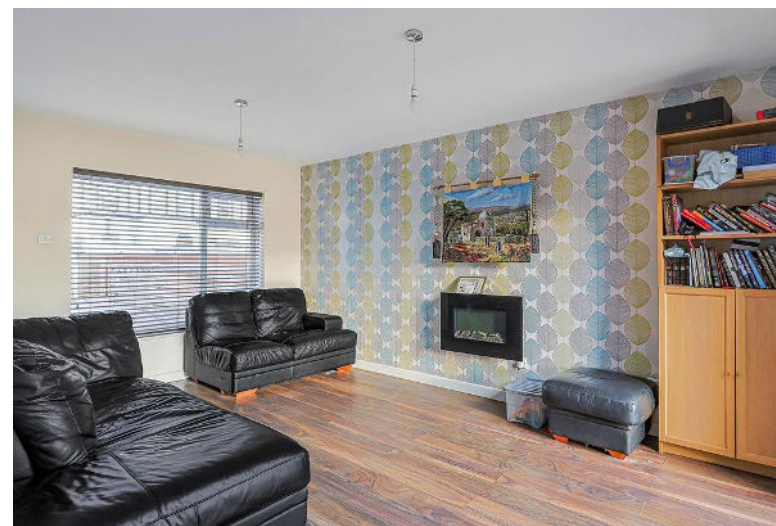


GROUND FLOOR

FIRST FLOOR

Total Area: 100.5 m² ... 1082 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.

St Clements , Bournemouth

Offers Over £425,000

Immaculately Presented

Parking For Many Vehicles

Freehold

Walking Distance To Schools

Ideal Family Home

Modern Kitchen & Bathroom

Private Rear Garden

Hot Tub included

Tax Band D

EPC D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Situated in a quiet and highly desirable cul-de-sac location, this stunning home offers stylish contemporary living finished to a high specification throughout. The property has been thoughtfully designed to create a modern and welcoming atmosphere, enhanced by ceiling downlighting and an integrated in-built ceiling speaker system that runs through key living spaces.

At the heart of the home is a sleek, modern kitchen fitted with a range of integrated appliances and a breakfast bar, making it both a practical and sociable space for everyday living and entertaining. The spacious lounge benefits from an abundance of natural light and features sliding doors that open directly onto the garden decking, seamlessly blending indoor and outdoor living.

Upstairs, the property boasts three generously sized double bedrooms. The impressive master bedroom enjoys the added luxury of a contemporary fitted en-suite shower room, while the remaining bedrooms are served by a modern, fully tiled three-piece family bathroom. A separate downstairs WC adds further convenience for guests.

The home is heated via a gas central heating system powered by a combination boiler. Externally, the private and enclosed rear garden is accessible from both the side and rear of the property and is beautifully maintained. A standout feature is the corner veranda with raised decking, complete with a fitted hot tub-an ideal space for relaxation or entertaining.

To the front of the property, a large driveway provides ample off-road parking for up to six vehicles and leads to the garage, offering excellent storage and practicality. This exceptional home combines modern design, generous living space and a peaceful setting, making it an ideal choice for families or professionals alike.

Agent's Notes:
Tenure: Freehold
Council Tax: Band D

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.

