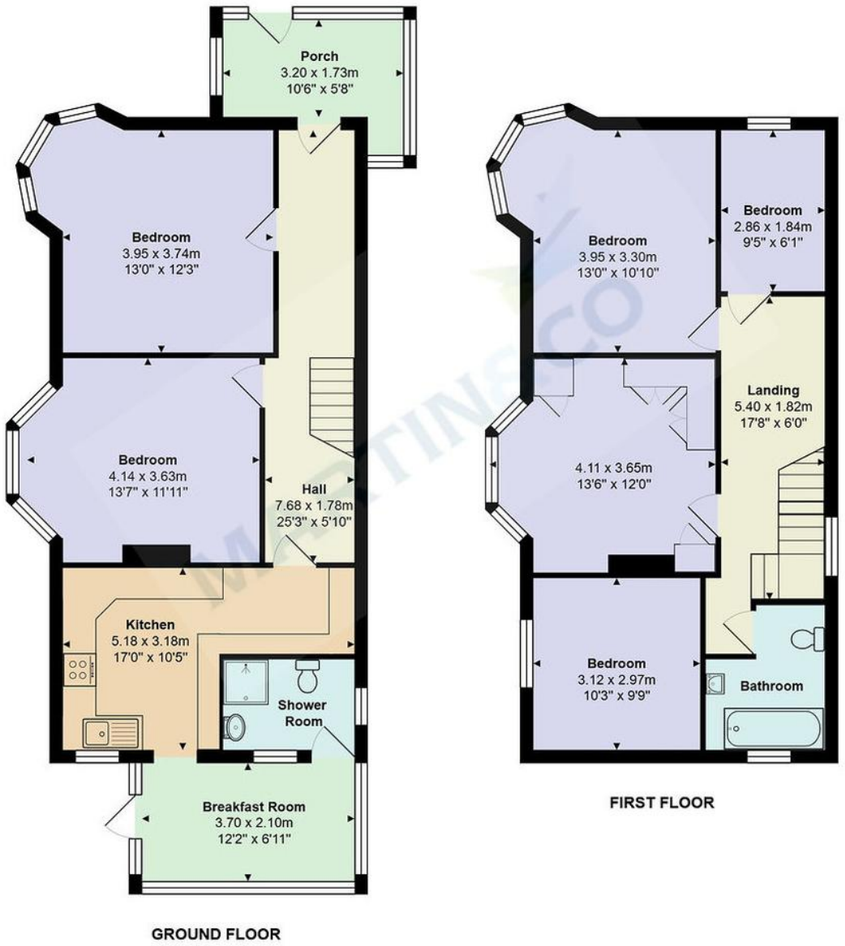
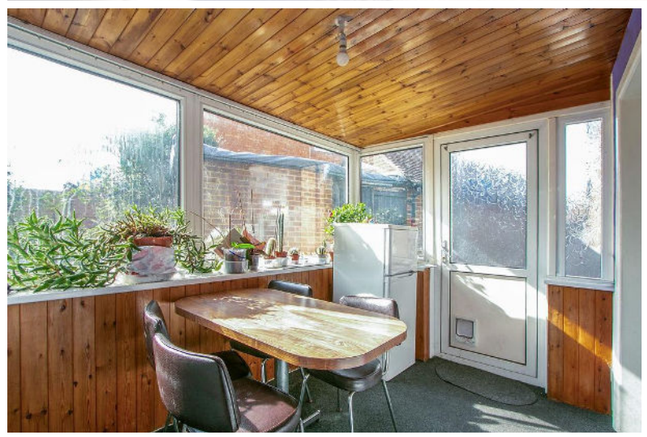
Property Location
Bournemouth



Total Area: 134.1 m² ... 1444 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, 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.

Martin & Co Bournemouth
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http://www.bournemouth.martinco.com

Richmond Park Road, Bournemouth

Asking Price Of £385,000

Freehold

Convenient Location

Garage

No Chain

Private Garden

Fantastic Renovation

Opportunity

Four Double Bedrooms

EPC D

Allocated Parking

Ideal Family Home

Investment Opportunity



Why you'll like it

Set back on the corner of Richmond Park Road and Myrtle Road, this spacious corner plot four/five bed detached house is conveniently situated near to Queens Park and Charminster with easy access onto the A338. This home is perfect for anybody looking for a renovation project in good location that still ensures you have multiple local amenities a short drive away.

Upon entering the premises via the generous entrance front porch, you'll immediately enter the hall which comprises to an impressive reception room with round bay window, a good size dining/fifth bedroom, a fully fitted rear kitchen/breakfast room, a down stairs shower room & stairs to the second floor. From the second floor landing is located the family bathroom, three double sized bedrooms to the size and one single bedroom to the front.

A southerly aspect low maintenance rear garden and grassed side garden offer privacy from large hedging. Off Road parking for several cars and garage is accessed from Myrtle Road. The property is a short walk to Queens Park and close to Charminster, Bournemouth Town Centre and Railway Station, the A338, local shops and Blue Flag Beaches.

Agent's Note's:
Tenure: Freehold
Tax Band: D
EPC: D
Garage and Allocated Parking



MARTIN&CO

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.















