

Property Location Bearwood, Bournemouth

St Georges Drive is a residential road in Bearwood, Bournemouth, within the BH11 postcode area and the Bearwood & Merley ward. It is a predominantly suburban, family-oriented location, with a mixture of terraced, semi-detached and detached houses. Bearwood is situated on the north-western side of the Bournemouth/Poole conurbation and offers a quieter suburban setting while remaining within convenient reach of Bournemouth, Poole, Wimborne and Ferndown. The area is particularly popular with families and those looking for comparatively spacious homes away from the busier central areas.



Total Area: 94.6 m² ... 1018 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 Georges Drive, Bournemouth

Asking Price Of £335,000

Martin & Co Bournemouth

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Key features:

No Forward Chain
Sought After Location
End of Terrace House
Three Bedrooms
Three Toilets
En-Suite to Master
Fitted Wardrobes
Modern Fitted Kitchen
Spacious Throughout
Gas Central Heating
Rear Garden
French Doors to Patio
Rent £1,650 pcm
Off Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A beautifully presented three-bedroom end of terrace home, offering spacious accommodation extending to approximately 94.6 square meters). The property is offered with no forward chain and is currently let at £1,650 per calendar month, presenting an attractive ready-made investment or a superb home for owner occupiers.

Situated in a sought after location within a popular residential development and benefits from off-road allocated parking together with a private enclosed rear garden. Stepping inside, you are welcomed by a bright entrance hallway with a convenient ground floor cloakroom/WC. The heart of the home is undoubtedly the impressive dual aspect lounge/dining room extending to over 20 feet in length. Flooded with natural light from French doors opening onto the rear garden, this versatile living space comfortably accommodates both relaxing and dining areas.

The contemporary fitted kitchen is finished to a high standard with a range of wall and base units, contrasting work surfaces and integrated four point gas hob, over under and extractor over. There is ample space for additional white goods including a dishwasher and washing machine. The first floor offers three bedrooms. The master bedroom is an excellent size and benefits from fitted wardrobes together with a modern en-suite shower room. Bedrooms two and three are both well-proportioned and are served by a stylish contemporary family three piece bathroom.

The accommodation is further enhanced by the convenience of three toilets, including the ground floor cloakroom, family bathroom and en-suite shower room, perfectly suited to modern family living.



Outside, the rear garden has been thoughtfully landscaped to provide an attractive patio seating area ideal for outdoor dining, together with an area of artificial lawn offering low maintenance. The garden is fully enclosed, providing a safe environment for children and pets, whilst gated side access enhances practicality.

The property further benefits from gas central heating, double glazing, allocated off-road parking and remains in excellent decorative order throughout, allowing a purchaser to move straight in.

Offered with no onward chain, this is a superb opportunity to acquire a modern family home or a strong buy-to-let investment in a highly convenient location.

Agent's Notes:

Tenure: Freehold

Council Tax Band: D | EPC: C

All mains are connected

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
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