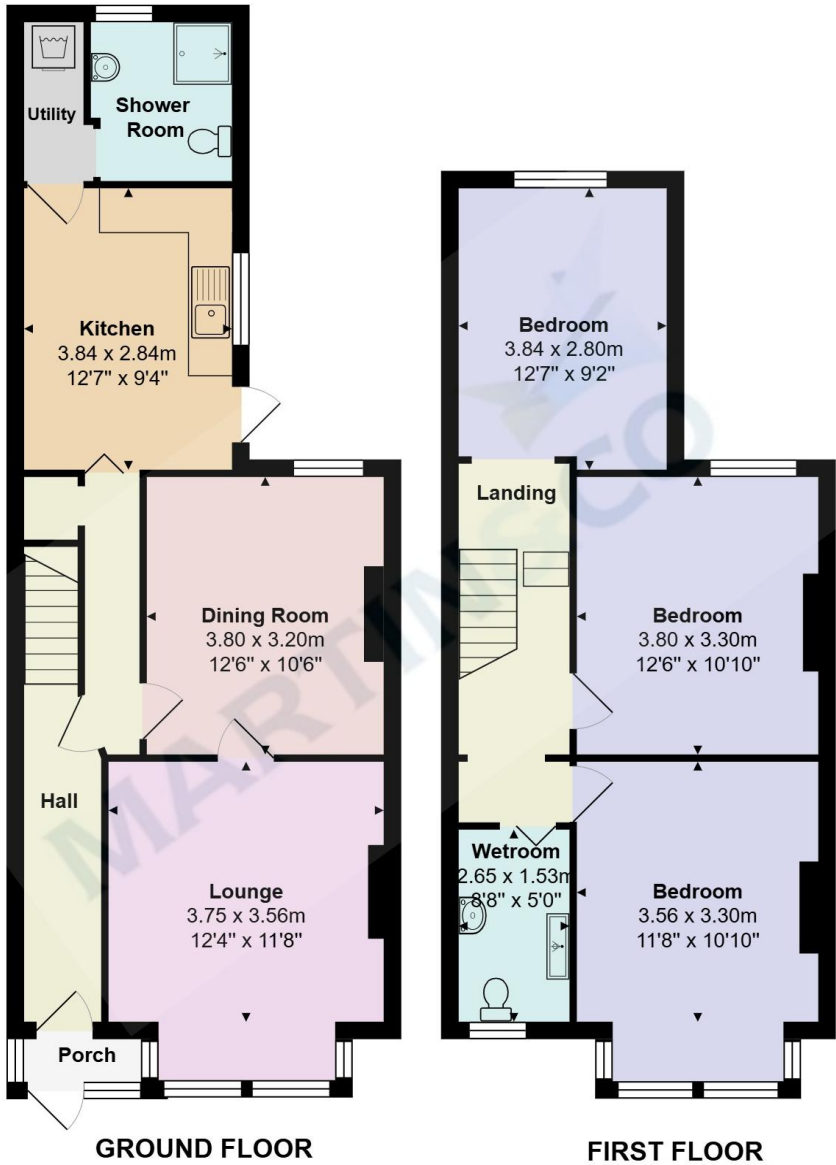


Property Location Charminster, Bournemouth

Charminster is a popular and well-established residential area of Bournemouth, conveniently positioned close to a wide range of local amenities along Charminster Road, with excellent transport links to Bournemouth town centre, the beach and surrounding areas. The area offers a varied mix of period houses, converted apartments and purpose-built properties, making it an attractive location for homeowners, first-time buyers and investors alike.



Total Area: 106.9 m² ... 1151 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.



Shelbourne Road, Bournemouth

Guide Price £300,000

Key features:

- Semi-Detached House
- Substantial Plot
- Full Renovation Project
- 3 Double Bedrooms
- 2 Bathrooms
- Original Large Rear Garden
- Off-Road Parking and Driveway
- Significant Value-Add Potential
- Gas Supply Present but Disconnected



Why you'll like it

A substantial three double bedroom semi-detached property situated in the popular BH8 area of Bournemouth, offering an exciting opportunity for buyers seeking a genuine renovation project with excellent scope for improvement. The property requires a full programme of refurbishment and is priced accordingly, providing the opportunity to transform the existing accommodation into a spacious and contemporary family home. The generous proportions, large garden and existing layout provide an excellent foundation for those looking to put their own stamp on a property. Internally, the accommodation benefits from three good-sized double bedrooms and two bathrooms, offering practical family accommodation from the outset. There is also considerable scope to modernise and reconfigure the property to suit individual requirements, subject to any necessary consents. A particularly attractive feature is the very large rear garden, providing an abundance of outdoor space and considerable potential for landscaping, entertaining and family use. The property also benefits from a private driveway and off-road parking, an increasingly valuable feature in this popular Bournemouth location. The property currently operates on electricity, with no boiler installed. There is a gas supply to the building which has been disconnected, providing the potential for a future purchaser to investigate reinstating a gas supply and installing a new boiler and central heating system, subject to the appropriate works and permissions. This is a property with genuine potential and will appeal to builders, investors and owner-occupiers looking for a substantial home to renovate and personalise.

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

A rare opportunity to acquire a substantial property with a large garden, parking and significant scope for transformation. Early viewing is strongly recommended.

Agent's Notes:
Tenure: Freehold
Council Tax Band: C
EPC: E

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
 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.
 5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
- AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

