



2 Portland Place, Braidley Road,
Meyrick Park, Bournemouth,
Dorset, BH2 6JY

Asking Price
£329,995

youhome[®]
01202 544500 www.youhome.co.uk

**A WELL-PRESENTED TOWN HOUSE
IN A SOUGHT-AFTER LOCATION IN
MEYRICK PARK CLOSE TO THE
GOLF COURSE**

*** Three / four bedrooms
* Three / four receptions * Fitted
kitchen * Utility room * Three
bathrooms * Double-glazing * Gas
radiator heating * Garage * Off-road
parking * Enclosed, low-maintenance
rear garden**

Asking Price £329,995

YOUhome® are delighted to be the sole selling agents for this well-presented, three / four bedroom, end of terrace, town house set over three floors. The ground floor comprises entrance hall, study / bedroom 4, utility room, bathroom, good-sized walk-in cupboard and sitting room / bedroom 3. Stairs rise to the first floor landing where there is a lounge, separate dining room, kitchen and separate cloakroom. Further stairs rise to the second floor with two further good-sized bedrooms, one of which has an en-suite shower room. Also located on the second floor is an additional bathroom. Due to the layout of the accommodation, the property provides an extremely versatile living space.

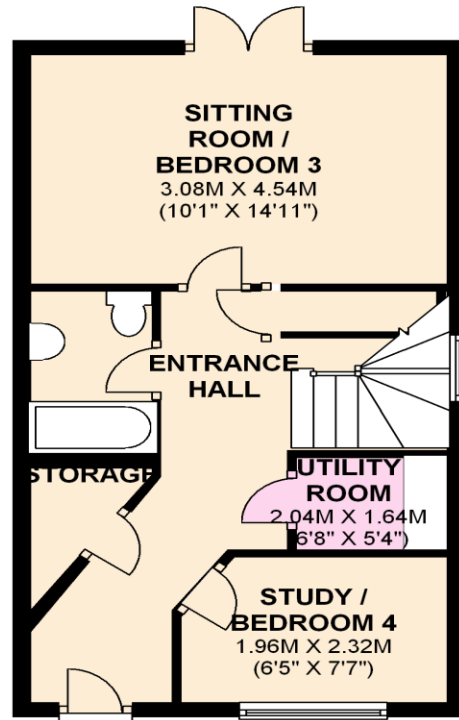
Outside, there is an enclosed rear garden, which is paved for low-maintenance, and at the bottom of the garden is a detached single garage. The property is also conveyed with a parking space, which is located adjacent to the garage. Further benefits include double-glazing and gas radiator heating.

The property is situated in the much sought-after area of Meyrick Park, within close proximity of Bournemouth town centre which itself offers a wide variety of shops, restaurant and entertainment facilities. Other facilities which can be found close at hand include Meyrick Park Golf and Leisure Club. Immediate viewing of the property is highly recommended by the sole selling agents.



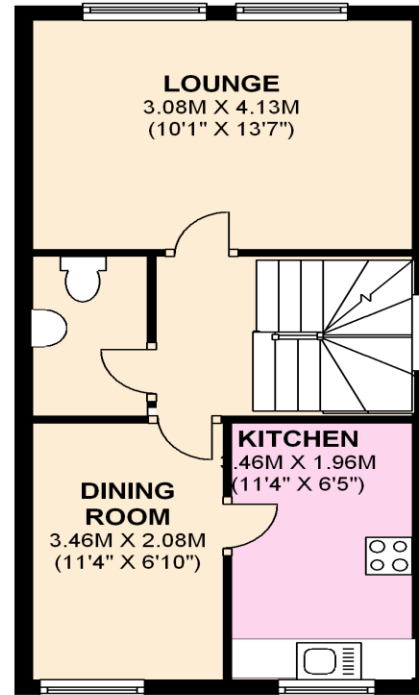
GROUND FLOOR

APPROX. 38.3 SQ. METRES (412.5 SQ. FEET)



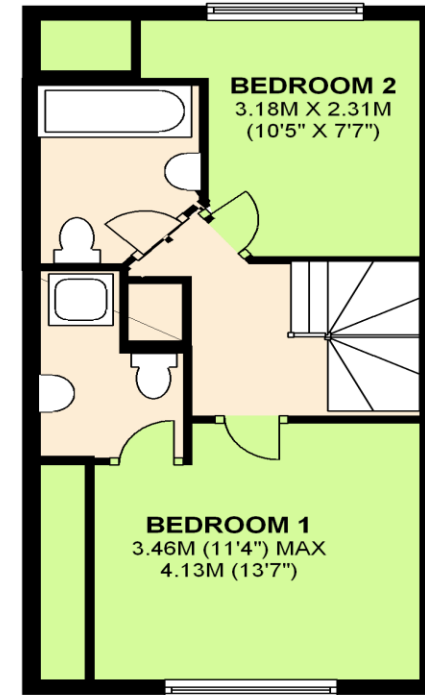
FIRST FLOOR

APPROX. 35.4 SQ. METRES (381.0 SQ. FEET)



SECOND FLOOR

APPROX. 35.1 SQ. METRES (378.2 SQ. FEET)



TOTAL AREA: APPROX. 108.9 SQ. METRES (1171.7 SQ. FEET)

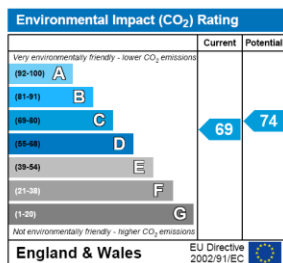
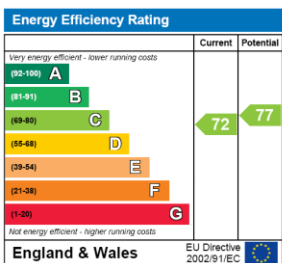
YOUknow YOUeye YOUSell YOUbuy

YOUknow briefs you on property transactions. YOUeye watches the market for you. YOUSell describes how we market your home to get you the best possible price. YOUbuy gives you highly informative insight into the homes we have for sale and local lifestyle.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to YOUhome®.

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Square Footage
Approximately 1171 sq.ft

Fixtures and Fittings
To be confirmed.

Services
Mains water, electricity and gas radiator heating, none of which have been tested.

Method of Sale
This property is being offered for sale via Private Treaty.

Tenure
Freehold

Local Authority
Bournemouth Borough Council

Council Tax
Band F - £2,099.11 for 2009/2010.

Viewing
Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP. Tel No: 01202 544500.

Directions
From our office on Old Christchurch Road proceed to the roundabout and turn left onto Dean Park Crescent. At the Richmond Hill roundabout take the third exit onto Wimborne Road. Take the first turning on the left and Portland Place can be found on the right-hand side.

URL
<http://youhome.co.uk/listings/1189>