



house & son

Cranmer Road

Bournemouth, BH9 1JT

£249,950

- 300 Meters to Winton High Street
- No Forward Chain
- Desirable One Bedroom Bungalow
- Gas Central Heating and UPVC Double Glazing
- Kitchen/Breakfast Room
- Large Lounge/Diner
- Off Road Parking for Two Vehicles (tandem style)
- Ideal FTB or Retirement Property



HOUSE AND SON

House and Son are delighted to be able to offer for sale this large double bedroom bungalow, situated within approximately 300 meters of Winton high street shopping and travel links to further afield. A modern bungalow with benefits of location, no forward chain, southerly aspect lawned garden and parking. Rarely available and not to be missed!

ENCLOSED DOUBLE GLAZED PORCH

6' 0" x 6' 0" (1.83m x 1.83m)

Good provision for shoes/coats etc. UPVC panelled front door to

ENTRANCE HALL

8' 7" x 4' 7 max" (2.62m x 1.4m)

Communicating hallway with all principal rooms leading off. Radiator. Provision for console table.

LOUNGE/DINER

15' 9" x 12' 1 max" (4.8m x 3.68m)

Dual aspect double glazed windows. A light and airy room with overview of lawned garden. Two radiators. Coved ceiling.

KITCHEN

13' 7" x 6' 9" (4.14m x 2.06m)

Double glazed window to rear, overview of patio/courtyard garden. Stainless steel sink unit and drainer mixer taps over, fitted range of eye level units, part tiled walls, complementing base units incorporating drawers, roll top work surfaces. Space for cooker, gas/electric point, provision for undercounter washing machine. Wall mounted gas fired boiler. Radiator. Space for fridge/freezer. Provision for small "Bistro" table and chairs/breakfast bar. There are two full size storage closets, airing cupboard with pre lagged tank fitted immersion and provision for shelving. The other closet is for general storage.

BEDROOM

13' 7" x 8' 5" (4.14m x 2.57m)

A large double bedroom. Dual aspect double glazed windows. TV aerial connection point. Radiator. Coved ceiling.

BATHROOM

9' 6" x 4' 8" (2.9m x 1.42m)

Obscure high line double glazed window to rear. Built in glazed oversized shower enclosure and oversized fitted shower tray. Fitted overhead square shower head, further hand held shower. Pedestal wash hand basin. Low level WC. Tiled walls. Extractor fan. Recessed ceiling downlighters. Access to loft.

GARDENS

Encapsulating gardens to front and rear. There is a private patio courtyard garden to rear. Pathway to side access. The main garden is southerly aspect and open planned, screened for privacy with various patio seating areas. The remaining garden is lawned. Outside lighting.

OFF ROAD PARKING

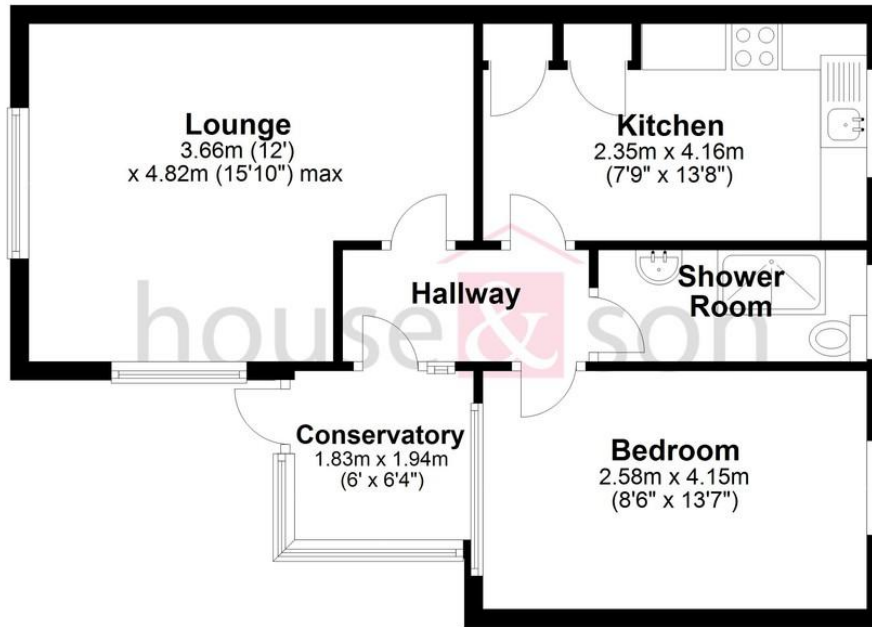
There is a tandem space in the parking bay for two vehicles.

Agents note: The parking bay facilities is parking for both 1A and 1B Cranmer Road (each property has its own designated space).



Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC Rating - D

Total area: approx. 49.0 sq. metres (527.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements