





HOUSE & SON

This spacious property, retaining many period features, is an excellent purchase for both family or investor. With ample off road parking, generous westerly aspect, private, rear garden and located in the Talbot Park area, whether its proximity to the University or choice of schooling this house delivers.

For the family in addition to the aforementioned schooling, there are three good sized bedrooms on the first floor, two ground floor receptions, spacious kitchen/diner, sun loggia, ground floor cloak and further office room.

The property further benefits from being within close proximity to shops and amenities at Winton High Street, Victoria Park Tennis Club, The West Hants Club and BH Live Active at Stokewood Road. Castlepoint shopping centre, Bournemouth train station and town centre are a short drive away.

For the investment purchaser, potential tenants are in place till August 2022 at £1800 pcm. (4 letting rooms) With minimal work full HMO status could be granted and would generate £2250pcm for 5 letting rooms.



VICTORIAN STYLE ENTRANCE PORCH

Pitched and tiled roof. Feature stained glass panels leading to

INNER LOBBY

With part glazed door and side screening to

HALLWAY

Original ceiling cornice with picture rail. Electrics cupboard with meter and consumer unit. Understair storage cupboard with pre-lagged hot water cylinder. Wall mounted thermostat serving central heating system. Stairs to first floor. Hard wired smoke alarm.



DOWNSTAIRS CLOAK

Low level wc, pedestal wash hand basin, part tiled, obscure UPVC double glazed window to side.

BEDROOM 1

14' 10" x 12' 5" (4.52m x 3.78m)

Original ceiling cornice and picture rail. UPVC double glazed bay window to front, radiator, cable tv point.

BEDROOM 2

12' 10" x 10' 4" into recess (3.91m x 3.15m)

Feature fireplace surround with tiled inset. Frosted side aspect window. Pair of casement doors to

SUN LOGGIA

8' 2" x 6' 11" (2.49m x 2.11m)

Obscure UPVC double glazed windows to side elevation. Polycarbonate roof. Ceramic tiled floor. Double glazed french doors to garden and patio area.

BREAKFAST ROOM

9' 4" x 8' 6" into recess (2.84m x 2.59m)

Wall mount gas fired boiler. Radiator. Picture rail. Double glazed window to rear. Wired smoke alarm.

KITCHEN/DINER

18' 4" x 7' 4" (5.59m x 2.24m)

Range of units comprising base and wall mounted cabinets with roll top work surfaces over, featuring inset 1 1/4 stainless steel bowl, mixer tap over, and drainer. Space for under-counter fridge and space and plumbing for washing machine. Provision for free standing cooker. Hard wired smoke detector. Double glazed windows to sides, double glazed UPVC door to side and double glazed French doors opening onto rear garden.







FIRST FLOOR LANDING

Large feature sash window, with frosted and stained glass detailing. Hard wired smoke alarm.

BEDROOM 3

14' 10" into bay x 12' 6" (4.52m x 3.81m)

Bay window to front with UPVC double glazed windows. Feature fire place surround with inset grate. Picture rail. Radiator.

BEDROOM 4

15' 3" into bay x 12' 6" max (4.65m x 3.81m)

Double glazed bay windows to rear, picture rail and feature fireplace surround with inset grate.

BEDROOM 5/STUDY ROOM

9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to rear, built in recess cupboards with shelving.

BATHROOM

Modern white bathroom suite comprising panelled bath, with stainless steel taps over, glass shower screen and wall mounted electric shower, low level wc, wash hand basin with stainless steel taps over. Part tiled walls, frosted double glazed window to front, vanity cabinet & extractor fan.

REAR GARDEN

Westerly aspect rear garden. Patio area abutting rear of the house, with remainder of garden being laid to lawn. Side gate leading to front. Shed.

OUTSIDE FRONT

Laid to Tarmacadam providing off road parking for multiple vehicles. Drop kerb.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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