





## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this Edwardian style, character detached four double bedroom house (bedroom four 10ft x 10ft). The property is situated on a good size corner plot within the Winton banks location. The home is currently arranged with lounge/diner (formally two reception rooms), kitchen/diner, utility room, ground floor bathroom, four first floor double bedrooms and potential first floor bathroom (currently separate WC 7'3" x 4'1"). Externally, there are easy maintenance enveloping gardens. Within close proximity is local shopping, choice of good primary and secondary schools, Winton recreational park and travel links to further afield. An overall generous sized home. Viewing comes highly recommended, not to be missed!

### **ENTRANCE**

UPVC panelled front door to

### **ENTRANCE HALL**

**20' 0" x 6' 2 plus recess" (6.1m x 1.88m)**

Radiator. Understairs storage. Spacious reception hall.

### **LOUNGE/DINER**

**22' 8" x 14' 2 max" (6.91m x 4.32m)**

Double glazed bay window to front, further double glazed window to front. Wall light points. Radiator. Original coved ceiling. Wide and deep reception room with feeling of space and light. Tall ceilings.

### **UTILITY ROOM**

**5' 4" x 4' 6 max" (1.63m x 1.37m)**

"L" shaped. Obscure double glazed window to side. Wall mounted gas fired combination boiler, space and plumbing for washing machine.



### **GROUND FLOOR BATHROOM**

**10' 1" x 6' 6" (3.07m x 1.98m)**

Obscure double glazed window to side. Bath with side panel, mixer taps over, shower attachment, shower screen. Wide vanity unit with display area and inset wash hand basin. Low level WC. Radiator. Part tiled walls.

### **KITCHEN/BREAKFAST ROOM**

**12' 0" x 12' 0" (3.66m x 3.66m)**

Dual aspect double glazed window to front and side. Stainless steel sunk unit and drainer, mixer taps. Part tiled walls. Fitted eye level cabinets, fitted range of base units incorporating drawers, work top surface over, space for cooker, space and plumbing for washing machine, space for fridge/freezer. UPVC panelled door access to side/rear garden.

### **STAIRS TO FIRST FLOOR**

Newel posts, hand rail, return stairs to first floor landing. UPVC double glazed window to side. Good size reception area. Access to loft.

### **BEDROOM ONE**

**14' 0 into bay max" x 12' 2" (4.27m x 3.71m)**

Double glazed bay window to front. Radiator. Coved ceiling.

### **BEDROOM TWO**

**12' 5" x 12' 1" (3.78m x 3.68m)**

Two double glazed windows to side. Radiator.

### **BEDROOM THREE**

**10' 1" x 10' 0" (3.07m x 3.05m)**

Double glazed window overview Hankinson Road. Radiator. Coved ceiling.



### **BEDROOM FOUR**

**10' 0" x 10' 0" (3.05m x 3.05m)**

Double glazed window. Radiator.

### **SEPARATE WC/POTENTIAL FOR FIRST FLOOR BATHROOM**

**7' 3" x 4' 1" (2.21m x 1.24m)**

Obscure double glazed window. Low level WC. Wall mounted wash hand basin.

Agents note: potential for second bathroom.







### **OUTSIDE**

Sited on a good size corner plot with double width drive way leading to double garage. The overall plot is approximately 79ft x 42ft. The gardens are east to west with various patio and private seating areas. A well established flower bed borders with dwarf brick boundary wall to Hankinson and Somerley Road. The side and rear gardens offer a good degree of seclusion, being fence enclosure and east to west aspects ensuring a sunny aspect. The garden is easy maintenance.

### **DRIVEWAY**

Approximately 19ft width. Parking within the parking bay.





Total area: approx. 122.2 sq. metres (1315.0 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



17/03/2022, 11:26

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

27, Hankinson Road BOURNEMOUTH BH9 1HW	Energy rating <b>F</b>	Valid until: 17 August 2027 Certificate number: 9488-6091-7288-5133-5964
--	---------------------------	---

Property type  
Detached house