



house & son

Bowden Road

Poole, BH12 4PW

£285,000

- Three Bedrooms
- Ample Off Road Parking
- Detached Garage
- Corner Plot
- South Facing Rear Garden
- Ground Floor Cloakroom
- Living/Dining Room
- Easy Access to Local Shops and Facilities



HOUSE AND SON

House and Son are delighted to be able to offer for sale this semi detached house which occupies a larger than average corner plot. The property would benefit from a degree of modernisation. The accommodation comprises ground floor cloaks, living/dining room, kitchen, three first floor bedrooms and family bathroom. Benefits include UPVC double glazing, ample off road parking and detached garage. There are local shops within close proximity and a more comprehensive shopping centre off Ringwood Road. Bourne mouth and Poole town centres are a short drive away.

ENTRANCE PORCH

UPVC double glazed windows to front and side. Wooden door to

ENTRANCE

UPVC double glazed front door to

ENTRANCE HALL

Walk in understair storage cupboard.

CLOAKROOM

Low level WC. Wall mounted wash hand basin, tiled splashback. UPVC double glazed window to front, window to side. Electric heater.

LIVING ROOM/DINING ROOM

16' 5" x 15' 7 max" (5m x 4.75m)

"L"-shaped. UPVC double glazed window to front, exposed brick fireplace, open fire. UPVC window to side. Patio doors to rear garden. Coved and textured ceiling.

KITCHEN

8' 5" x 6' 6 plus recess" (2.57m x 1.98m)

Single bowl single drainer sink unit inset roll top work surface with base units beneath. Space and plumbing for washing machine, space for fridge, electric oven, four ring electric hob, filter hood above, matching wall mounted units, built in cupboards, tiled splashback. UPVC double glazed window to side, UPVC double glazed door to side and rear garden. Cupboard housing meter and fuse box. Coved and textured ceiling.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side. Hatch to loft. Built in airing cupboard housing hot water tank and slatted shelves.

BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m)

UPVC double glazed windows to front and side, built in wardrobe, coved and textured ceiling.

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m)

UPVC double glazed window to rear, built in wardrobe, coved and textured ceiling.

BEDROOM THREE

11' 1" x 6' 2" (3.38m x 1.88m)

UPVC double glazed window to front, coved and textured ceiling.

BATHROOM

Suite comprises panelled bath with electric shower over, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor. UPVC double glazed frosted window to side.

OUTSIDE

DRIVE TO DETACHED GARAGE

22' 7" x 10' 9" (6.88m x 3.28m)

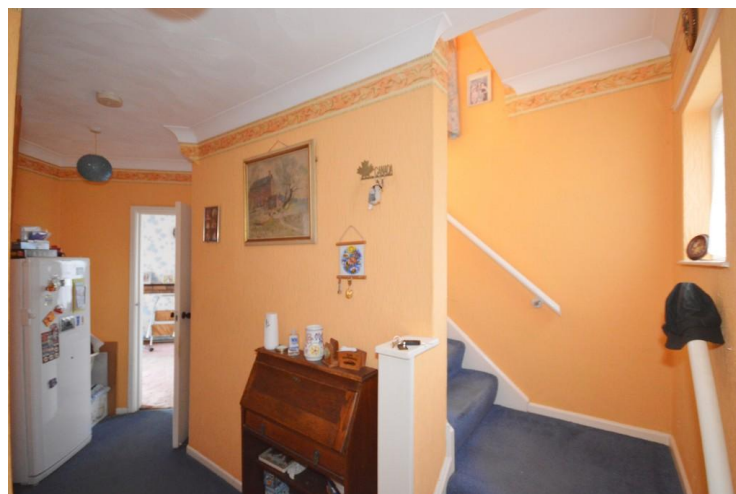
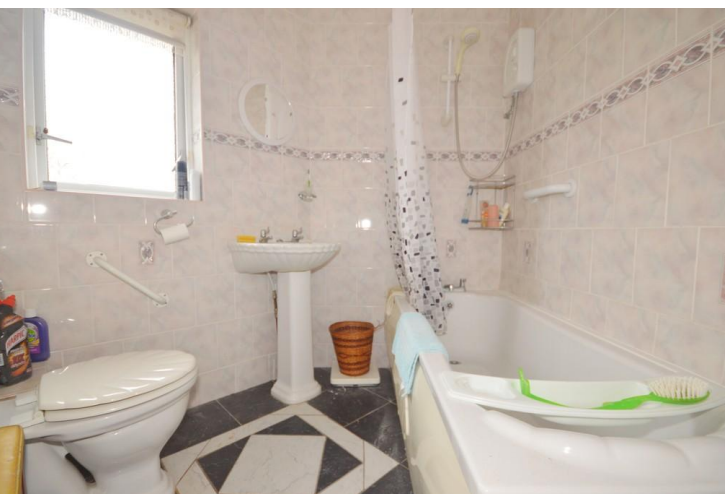
Up and over door. Personal door to side. Power and light. Window to rear. Overhead storage.

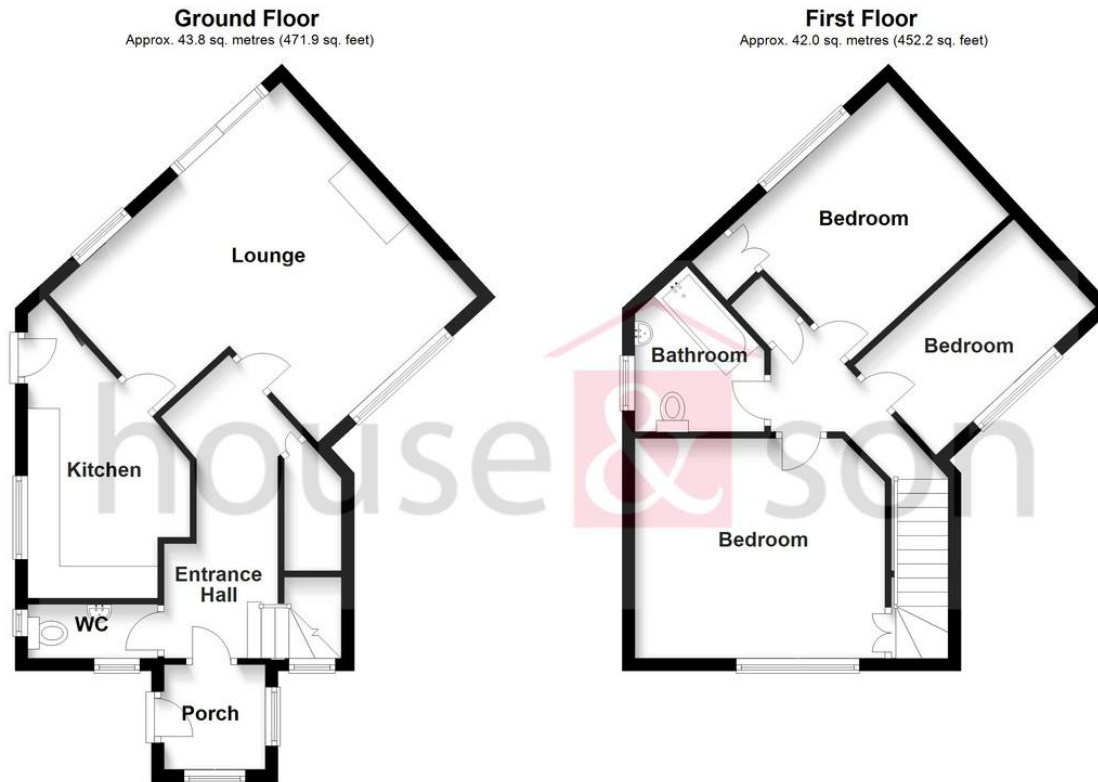
REAR GARDEN

Patio area abuts property, remainder being laid to lawn, green house. The garden is enclosed by walling and fencing. South facing.

FRONT GARDEN

Driveway provides off road parking and access to garage. Remainder laid to lawn, low brick boundary wall., various shrubs and borders, outside tap.





Total area: approx. 85.8 sq. metres (924.1 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.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

06060002_14.08 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
Energy performance certificate (EPC)

33 Boreham Road POOLE BH12 4PW	Energy rating F	Valid until 8 June 2032
	Certificate number 0380-2381-4-110-2002-1785	

Property type
Semi-detached house

Total floor area
83 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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