



Portland Road

Bournemouth, BH9 1NF

Guide Price £150,000

- For Sale By Public Auction 1st May 2024 (unless previously sold)
- Detached Bungalow - Freehold
- Cash Buyers Only
- Lounge/Diner and Two Bedrooms
- Separate Kitchen
- Gardens and Off Road Parking
- Requiring Full Modernisation



HOUSE AND SON

House and Son in conjunction with Clive Emson Auctioneers are delighted to be able to offer for sale by public auction 1st May 2024 (unless previously sold), this freehold individual cottage style bungalow situated in the popular location of Winton. Close to hand are local shops, good primary and secondary schools and Winton recreational park. This unique character property has enveloping gardens all around the home and off road parking for several vehicles to front. The accommodation comprises 18'3" x 4'8" entrance hall, lounge/diner, separate kitchen, large bathroom and two bedrooms. Cash buyers only.

ENTRANCE HALL

18' 3" x 4' 8 max" (5.56m x 1.42m)

Two radiators, communicating hallway.

LOUNGE/DINER

14' 10" x 10' 3" (4.52m x 3.12m)

Double glazed bay window to side, further double glazed window in dining area. Two radiators. TV media point. Bright and spacious room.

KITCHEN

10' 5" x 6' 10" (3.18m x 2.08m)

Double glazed window to side. Refurbishment required.

INNER HALL

8' 4" x 7' 0" (2.54m x 2.13m)

Two door system. Further door access to rear garden.

BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m)

Tiled floor. Radiator. Three piece white suite. "P" shaped shower/bath with curved side panelling, shower screen to side, mixer taps over. Thermo "T" bar, rising rail. Pedestal wash hand basin, low level WC. Recessed ceiling downlighters. Airing cupboard. Pre-lagged tank, fitted immersion. There are solar panels to the roof, which have not been tested (please see agent's note).

BEDROOM ONE

13' 5" x 10' 2" (4.09m x 3.1m)

Double glazed bay window to front. Two radiators. Telephone connection point. Coved ceiling.

BEDROOM TWO

8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed window to side.

OUTSIDE

Enveloping gardens, with return pathways to deep front sunny lawned garden. The property is approached by wide driveway with parking for two vehicles. The front garden is lawned and southerly aspect.

AGENT'S NOTE

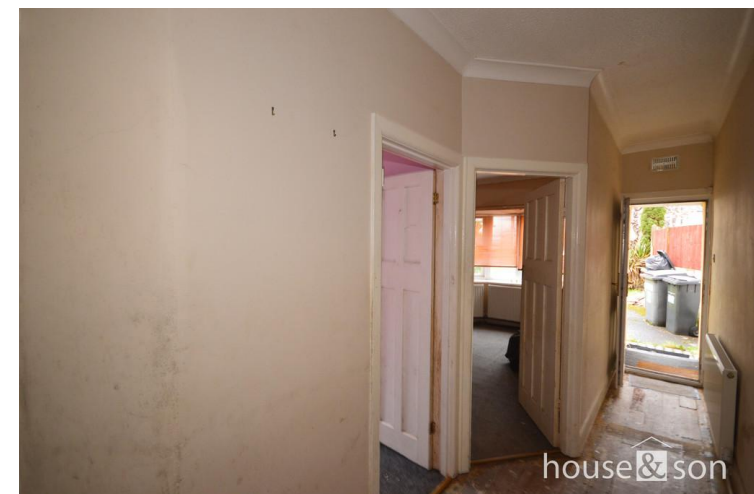
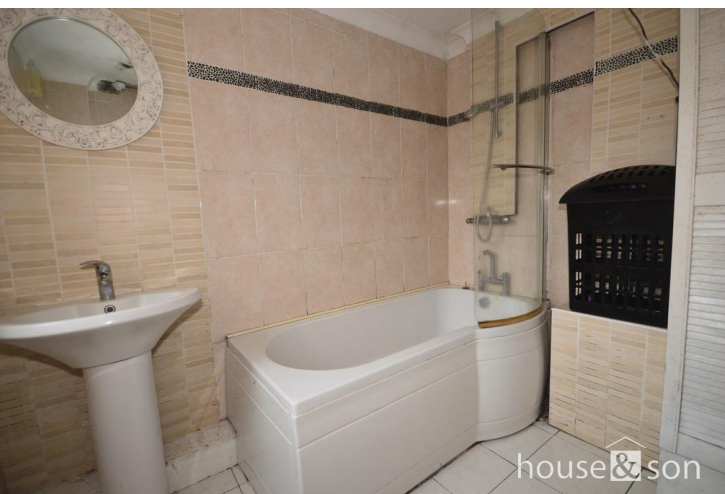
Unless previously sold, the seller reserves the right to sell prior to the auction date. The seller's decision is final.

AGENT'S NOTE

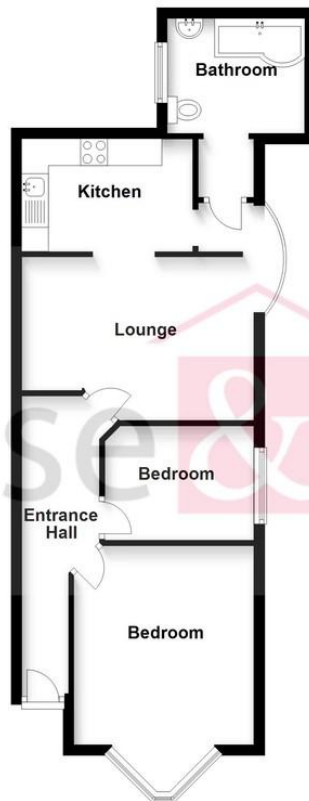
The property is vacant. Therefore, none of the services have been inspected or tested. Purchasers are to make their own enquiries prior to purchase.

AGENT'S NOTE

he solar have not been inspected or tested. Ownership of solar panels, please refer to solicitor's legal pack via Clive Emson Auctioneers.



Ground Floor
Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 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 B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

20670002_16.43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

16 Portland Road BOURNEMOUTH BH9 1HP	Energy rating D	Valid until 30 June 2022
		Certificate number 0390-2279-1130-2902-7751

Property type
Detached bungalow

Total floor area
52 square metres

OFFICE

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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