







## HOUSE AND SON

House and Son are delighted to be able to offer for sale this tastefully extended family home. The property has been well looked after and benefits include three double bedrooms, ground floor cloakroom, modern kitchen/dining room with doors to rear garden, ample off road parking and no forward chain. Local shops, facilities and popular schools are within easy reach at both Redhill and Kinson. Bournemouth town centre and local river walks are also within close proximity.

## ENTRANCE

Meter cupboards. Paved patio area for bins etc. UPVC front door to

## ENTRANCE HALL

Concealed radiator. Understairs storage. Stairs to first floor.

## CLOAKROOM

Low level WC, wash hand basin, tiled splashback, extractor fan.

## LIVING ROOM

**13' 7" into bay" x 10' 10" (4.14m x 3.3m)**

UPVC double glazed bay window to front. Radiator, wall mounted contemporary electric fire. Square arch to

## KITCHEN/DINING ROOM

**17' 4" x 9' 10" (5.28m x 3m)**

One and quarter bowl single drainer sink unit, inset roll top work surfaces with range of base units beneath, space and plumbing for washing machine, integrated electric oven, four ring gas hob, filter canopy above. Space for tall fridge/freezer, range of matching wall mounted units with under pelmet lighting. Tiled splash back. Radiator. UPVC double glazed window overlooking rear garden. UPVC double glazed French doors to rear garden.

## STAIRS TO FIRST FLOOR LANDING

Stairs to second floor.



### **BEDROOM ONE**

**11' 10" x 10' 09" (3.61m x 3.28m)**

UPVC double glazed window to front. Radiator.

### **BEDROOM TWO**

**10' 10" x 9' 11" (3.3m x 3.02m)**

UPVC double glazed window to rear. Radiator.

### **BATHROOM**

White suite comprises panelled bath with built in shower over, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, heated towel rail/radiator, recess downlighters. UPVC double glazed window to rear.

### **INNER LANDING**

Door to second floor.

### **BEDROOM THREE**

**15' 11" x 11' 08" (4.85m x 3.56m)**

Sloping ceiling. Three velux windows. Radiator, access to eaves storage space, built in cupboard housing gas fired combination boiler serving central heating and hot water.

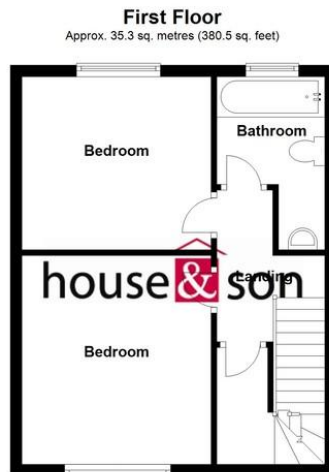
### **FRONT GARDEN**

Tarmacadam driveway providing ample off road parking, various shrubs.

### **REAR GARDEN**

Timber decking abuts property, outside tap, outside light, ideal seating/BBQ area, shingle border, steps lead to lawn area with timber garden shed. The garden is enclosed by walling and fencing. The garden offers a good degree of seclusion.





Total area: approx. 91.1 sq. metres (980.6 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.



08/08/2022, 17:16

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

## Energy performance certificate (EPC)

53 Long Road BOURNEMOUTH BH10 5NN	Energy rating <b>C</b>	Valid until: 7 August 2032 Certificate number: 1332-4128-6100-0148-9206
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**Property type**  
Mid-terrace house

**Total floor area**  
91 square metres

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Dorset, BH9 2HH

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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 and 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.