





HOUES AND SON

House and Son are delighted to be able to offer for sale this detached student house located in the popular Winton location within close proximity to public transport, shopping and recreational facilities at Winton recreational grounds. This four-bedroom student house has an incoming term of 11 months from beginning of September 2022. Your appointment to appreciate this investment opportunity is highly recommended. A strong demand is expected!

ENTRANCE

Recessed porch, tiled floor. Obscure part glazed wooden front door to

ENTRANCE HALL

14' 7" x 6' 0" (4.44m x 1.83m)

Feature tiled floor, understair recess

GROUND FLOOR CLOAKROOM

Obscure double-glazed window to side. Low level WC. Wall mounted corner wash hand basin.



COMMUNAL LOUNGE

16' 5" x 10' 0 plus door recess" (5m x 3.05m)

Double glazed French doors accessing onto patio and lawned garden. Radiator. TV media connection point. Tall ceiling.

KITCHEN

12' 5" x 7' 1" (3.78m x 2.16m)

UPVC double glazed window to rear. Shaker style fitted kitchen cabinets finished in high gloss white. Stainless steel sink unit, mixer taps over, fitted range of eye level cabinets, complementing fitted base units incorporating drawers, roll top work surfaces over. Single electric combination oven. Provision for washing machine, provision for tumble dryer, provision for undercounter fridge. Part tiled walls. Wall mounted gas fired combination boiler serving central heating and hot water. Radiator. Archway to

UTILITY/REAR PORCH

7' 3" x 6' 2" (2.21m x 1.88m)

Dual aspect double glazed windows. Provision for fridge/freezer etc. Double glazed door access to rear garden/side pathway.

Agents note: Tiled floor in the kitchen and utility.

GROUND FLOOR BEDROOM ONE

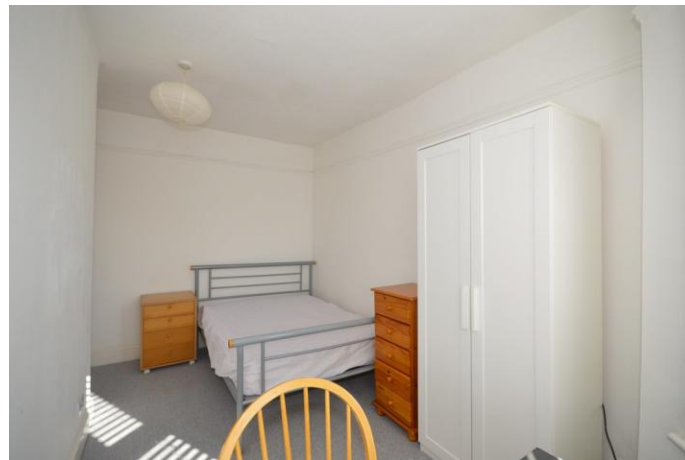
14' 1 into bay" x 11' 7" (4.29m x 3.53m)

Double glazed bay window to front. Two radiators. Tall ceilings.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Stairwell with newel post, hand rail rising to first floor landing. UPVC double glazed window to side.







FIRST FLOOR BEDROOM TWO

14' 1 into bay" x 11' 7" (4.29m x 3.53m)

Double glazed bay window to front. Picture rail.
Radiator.

FIRST FLOOR BEDROOM THREE

9' 8" x 7' 6 plus study room" (2.95m x 2.29m)

Double glazed window to rear. Radiator.

Agents note: ADDITIONAL STUDY ROOM (10'0" x 7'10"max) Two double glazed windows to front.
Radiator.

BEDROOM FOUR

11' 0 plus door recess" x 10' 0" (3.35m x 3.05m)

Double glazed window to rear. Radiator.



SHOWER ROOM

10' 0 max" x 5' 0" (3.05m x 1.52m)

"L"-shaped. Tiled walls with complementing tiled floor. Oversized shower with sliding glazed enclosures, fitted shower. Extractor fan. Vaulted ceiling with velux style window. Pedestal wash hand basin. Low level WC. Heated ladder towel rail. Extractor fan. Access to loft.

OUTSIDE FRONT

Red brick boundary wall. Pathway to front door, further pathway to side 6ft gate leading through to

REAR GARDEN

South easterly aspect, lawned garden with private courtyard abutting communal lounge with French doors.

Rented to Bournemouth University students:
£1,720 PA (26th August 2022 – 25th August 2023)



25/08/2022, 11:13

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

Energy performance certificate (EPC)

21, Frampton Road
BOURNEMOUTH
BH9 1HD

Energy rating

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Valid until: 3 December 2029

Certificate number: 9068-2874-6726-9301-1151

Property type

Detached house

Total floor area

100 square metres