



house & son

## Wycliffe Road

Bournemouth, BH9 1JS

£279,950

- Two Double Bedrooms
- Two Reception Rooms
- Drive Providing Off Road Parking
- Potential to Improve
- Potential to Create Bedroom Three
- Gas Central Heating
- UPVC Double Glazing
- Vacant Possession



## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this character semi detached cottage which would now benefit from a degree of modernisation. The property comprises entrance hall, sitting room, dining room, kitchen, stairs to first floor, two double bedrooms, family bathroom, gas central heating, UPVC double glazing, front and rear gardens, drive providing off road parking to carport. The property is situated in a much sought after residential area being within level walk to high street shops, facilities and popular schools. Bournemouth town centre is a short drive away. The property comes with no forward chain and vacant possession.

## **ENTRANCE**

UPVC double glazed front door to

## **ENTRANCE HALL**

Radiator. Understair storage.

## **LOUNGE**

**16' 9" x 11' 08" (5.11m x 3.56m)**

Double glazed window to rear. Feature fireplace with tiled hearth. Radiator. TV aerial connection point.

## **DINING ROOM/BEDROOM THREE**

**11' 8" x 11' 3" (3.56m x 3.43m)**

Double glazed window to front. Radiator.

## **KITCHEN/BREAKFAST ROOM**

**13' 11" x 8' 5" (4.24m x 2.57m)**

Dual aspect double glazed windows to rear and side. Double glazed door to side, access to rear garden. Stainless steel sink unit and drainer, taps over. Fitted range of eye level units, fitted range of base units incorporating drawers, roll top work surfaces over. Space for cooker, gas point, space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired combination boiler.

## **STAIRS TO FIRST FLOOR LANDING**

Landing accessed via entrance hall. Feature original newel post and hand rail. First floor landing access to loft.

## **BEDROOM ONE**

**13' 10" x 11' 8 plus recess" (4.22m x 3.56m)**

Two double glazed windows to front. Radiator.



## **BEDROOM TWO**

**11' 9" x 9' 6" (3.58m x 2.9m)**

Double glazed window to rear with view over rear garden.

Radiator.

## **BATHROOM**

**8' 8" x 6' 10" (2.64m x 2.08m)**

Obscure double glazed window to front. Bath with side and end panels, tap over. Part tiled walls. Vanity unit, inset wash hand basin, storage under. Low level WC. Built in linen cupboard. Heated towel rail.

## **OUTSIDE FRONT**

Boundary wall. Cottage style feature garden with various plants including feature lawned shrub. Pathway to front door. Potential for additional parking.

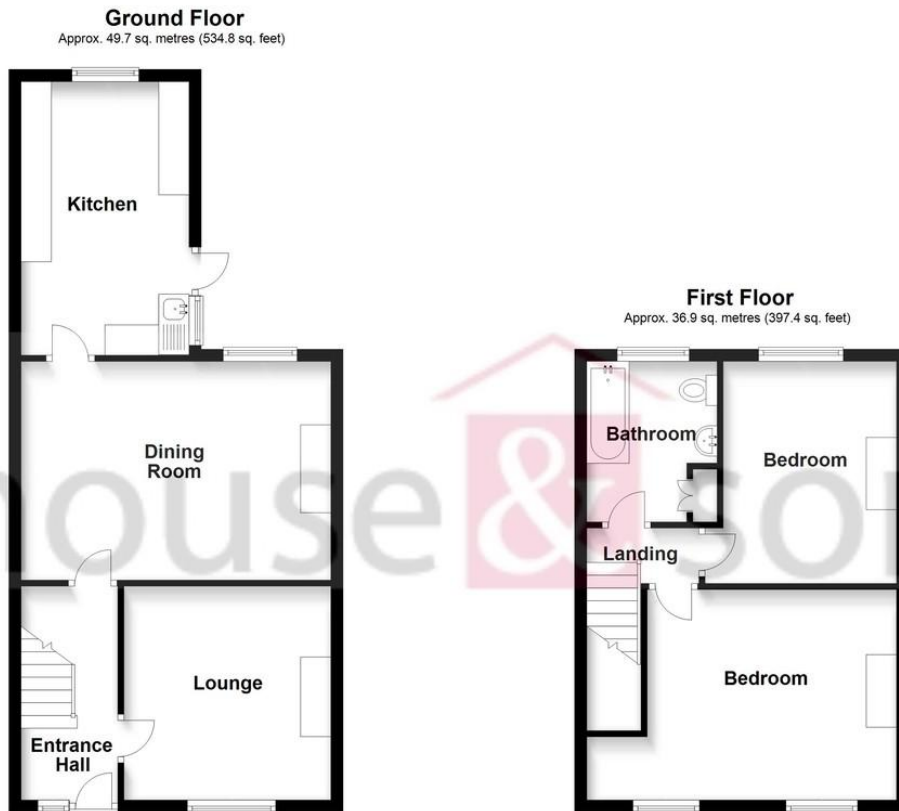
## **DRIVEWAY/CARPORT**

24'0" x 6'10" length x 6'10" width. Driveway to side leading to carport.

## **REAR GARDEN**

Centralised path, gravelled seating area abuts rear of property. The remaining garden is lawned. Two storage sheds. Outside tap.





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.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

19682022\_10.44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK  
**Energy performance certificate (EPC)**

32 Wymble Road BOURNEMOUTH BH9 1AS	Energy rating <b>D</b>	Valid until 17 August 2032
	Certificate number 7332-4478-2100-0668-9292	

**Property type**  
Semi-detached house

**Total floor area**  
87 square metres

**OFFICE**

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