





HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached family home. Benefits include open plan modern kitchen/dining room with French doors to rear garden, separate sitting room with open fire, three first floor bedrooms, rear garden and off road parking. The property is situated in a much sought after residential area being within easy reach of local shops, recreational parks including coy pond and popular schools. Bournemouth and Poole town centres are a short drive away. The property is offered with vacant possession.

COVERED STORM PORCH

UPVC double glazed front door with side panels to

ENTRANCE HALL

Cupboard housing fuse box, stairs to first floor, radiator, wall light point, coved ceiling, wall mounted thermostat, understair cupboard currently housing plumbing and space for washing machine and tumble dryer, light.

SITTING ROOM

13' 8 into bay" x 11' 11" (4.17m x 3.63m)

UPVC double glazed bay window to front, radiator, fireplace with open grate, coved and textured ceiling.



OPEN PLAN KITCHEN/DINER

17' 11" x 12' 7 max" (5.46m x 3.84m)

KITCHEN AREA

One and half bowl single drainer sink unit inset roll top work surfaces with white gloss finish base units beneath, Bosch electric oven and four ring electric hob, Zanussi filter canopy above, range of wall mounted matching units with drawers, space for fridge, range of drawers, tile splashback, UPVC double glazed window to side and overlooking rear garden, coved and smooth ceiling.

DINING AREA

Radiator. Coved and smooth ceiling, UPVC double glazed French doors to rear garden, cupboard housing wall mounted gas fired boiler serving central heating and hot water.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side, hatch to loft.

BEDROOM ONE

14' 1 into bay" x 10' 10" (4.29m x 3.3m)

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

BEDROOM TWO

12' 7" x 10' 10" (3.84m x 3.3m)

UPVC double glazed window to rear, radiator, cupboard housing hot water cylinder, coved and textured ceiling.

BEDROOM THREE

8' 3" x 6' 9" (2.51m x 2.06m)

UPVC double glazed window to front, radiator, smooth and coved ceiling.



BATHROOM

White suite comprises panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail/radiator, UPVC double glazed frosted window to rear, fully tiled walls.







FRONT GARDEN

Mainly laid to gravel with shrub borders, provides off road parking (subject to dropped kerb). Timber gate leads to

REAR GARDEN

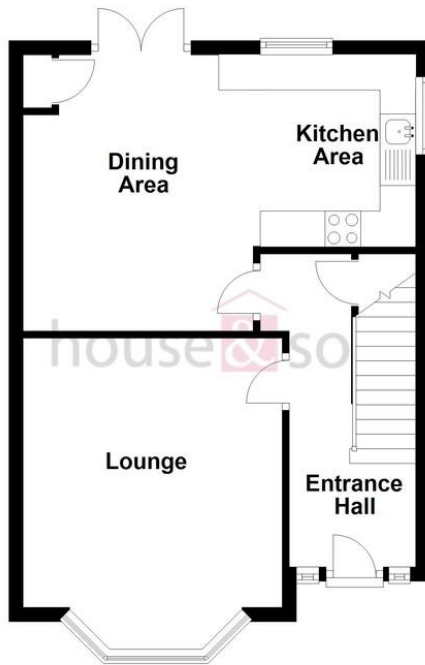
Patio area abuts property with remainder being laid mainly to lawn, outside tap, apple tree and various shrubs and power point. Hard standing area, gate to rear access and garage space.

OUTSIDE

Rear service lane. Potential for direct access into rear garden. Garage hardstanding base.

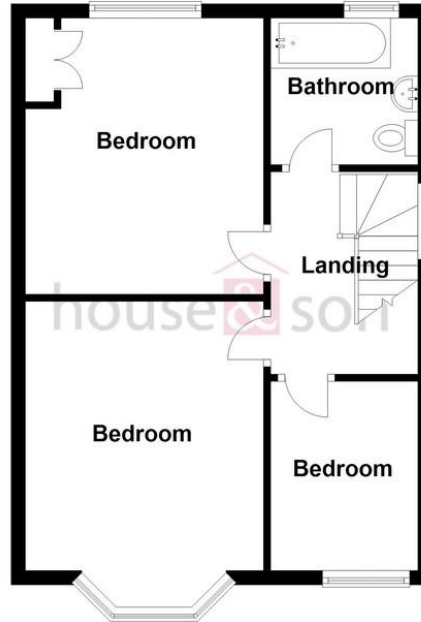
Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 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.

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Energy performance certificate (EPC)

72 Sheringham Road POOLE BH12 1NS	Energy rating D	Valid until: 31 October 2032 Certificate number: 0395-3921-9209-1072-6200
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Property type
Detached house