



house & son

Wycliffe Road

Bournemouth, BH9 1JP

OIEO £240,000

- Two/Three Bedroom Semi Detached House
- Scope to Improve
- Rear Garden
- Kitchen/Breakfast Room
- Close Proximity to Shopping
- Utility Room
- Gas Central Heating and Double Glazing
- Driveway and Garage



HOUSE AND SON

House and Son are delighted to offer for sale this semi-detached house requiring some modernisation. The accommodation comprises two/three bedrooms, lounge, separate dining room/bedroom three, kitchen/breakfast room, utility room and first floor bathroom. Externally, there is a driveway to side, garage and garden to rear. The property is situated within walking distance to local shops, popular schools, local amenities and regular bus routes. Benefits include vacant possession and scope to improve.



ENTRANCE

Panelled UPVC double glazed front door with obscure double glazed inset.

ENTRANCE HALL

23' 0" x 5' 6 max" (7.01m x 1.68m)

Tall ceiling. Communicating hallway with all principal rooms leading off. Radiator. Understair recess/storage.

LOUNGE

14' 4 into bay" x 12' 0 into chimney recess" (4.37m x 3.66m)

Double glazed bay window to front. Radiator. TV aerial connection point. Feature fireplace with display mantle, shelving to either side. Tall and coved ceiling.



DINING ROOM/BEDROOM THREE

12' 0" x 9' 10 into recess" (3.66m x 3m)

UPVC double glazed window to rear. Radiator. Wooden feature fireplace surround. Coved ceiling.

KITCHEN/BREAKFAST ROOM

10' 2" x 9' 10" (3.1m x 3m)

Double glazed window to side. Panelled double glazed door with obscure double glazed inset. Stainless steel single bowl sink unit with drainer, taps over. Fitted range of eye level cabinets, further fitted range of base units incorporating drawers with roll top work surfaces over. Part tiled walls, inset four ring gas hob. Built in oven. Space for fridge/freezer. Provision for table and chair set. Radiator.

UTILITY ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Obscure double glazed window to rear. Space and plumbing for washing machine. High flush WC. Wall mounted boiler.

STAIRS TO FIRST FLOOR

Accessed via entrance hall. Stairs rising to first floor split level landing. Access to loft.

BEDROOM ONE

15' 4" x 12' 0 overall room size" (4.67m x 3.66m)

Three double glazed windows to front. Radiator. Built in wardrobes.

Agents note: Potential to create bedroom and separate shower room.

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

Double glazed window to rear. Radiator.

BATHROOM/BEDROOM THREE

9' 8" x 9' 3" (2.95m x 2.82m)

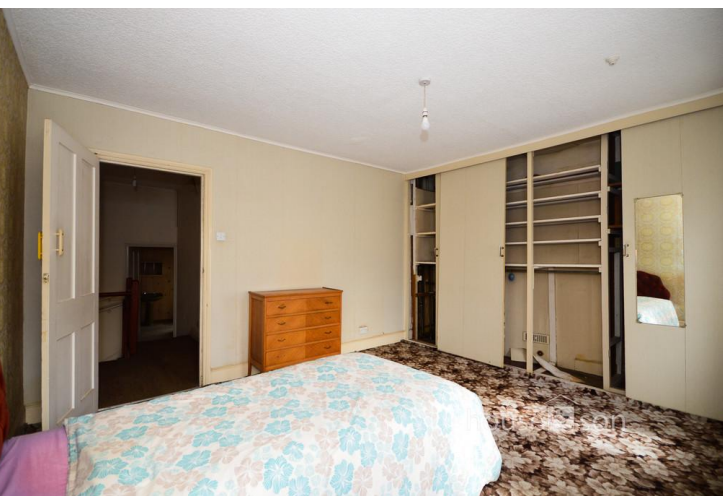
Obscure double glazed window to side. Bath with side and end panels, taps over, tiled walls to this area. Pedestal wash hand basin. Low level WC. Radiator. Built in large closet housing pre-lagged tank fitted immersion.

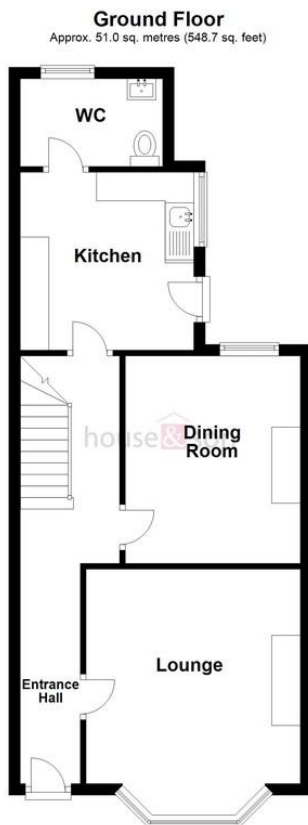
AGENTS NOTE

Potential of sub-dividing bedroom one to form bedroom and separate bathroom/shower room. No warranties are implemented by either seller or agent. Applicants to make their own enquiries prior to commitment to purchase.

AGENTS NOTE

The guide price can be exceeded. The seller's decision is final.





Total area: approx. 97.1 sq. metres (1045.3 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 - C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

04/04/2023, 09:35 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

8 Myrtle Road BOURNEMOUTH BH9 1AP	Energy rating D	Valid until: 2 April 2033
		Certificate number: 1437-8634-1208-0247-5202

Property type
Semi-detached house

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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