





## HOUSE AND SON

It is with great pleasure that we offer for sale this immaculately presented, 3-bedroom family home, situated in a quiet residential road. (With no through traffic). The property has been well cared for by its current owner, who comprehensively refurbished this home recently.

Works undertaken at the time included new electrics, new double glazing throughout, a new central heating system and an extension to the rear, all completed to building regulations.

The accommodation comprises - Recessed porch, entrance hallway, lounge/dining room, with an overall length of 26'ft, a modern fitted kitchen, utility and ground floor WC. On the first floor there are three bedrooms and a modern family bathroom. The master bedroom benefits from four built-in floor-to-ceiling wardrobes.

Externally there is a lovely private rear garden, which features a flagstone patio and social spaces, a variety of mature planting and a lawned area. There is ample storage on the side of the property. To the front of the property is a tarmac driveway providing off-road parking and a lawn with surrounding flower beds. The garden is partially enclosed and has secure gated access to the side.



**ENTRANCE HALL**

13' 5" x 5' 10" (4.09m x 1.78m)

**LOUNGE**

13' 9 into bay" x 10' 10" (4.19m x 3.3m)

**DINER**

12' 0" x 10' 10" (3.66m x 3.3m)

**KITCHEN**

16' 5" x 8' 8" (5m x 2.64m)

**UTILITY/WC**

9' 1" x 5' 9 overall" (2.77m x 1.75m)

**MASTER BEDROOM**

14' 1" x 10' 8" (4.29m x 3.25m)

**BEDROOM TWO**

11' 11" x 10' 11" (3.63m x 3.33m)

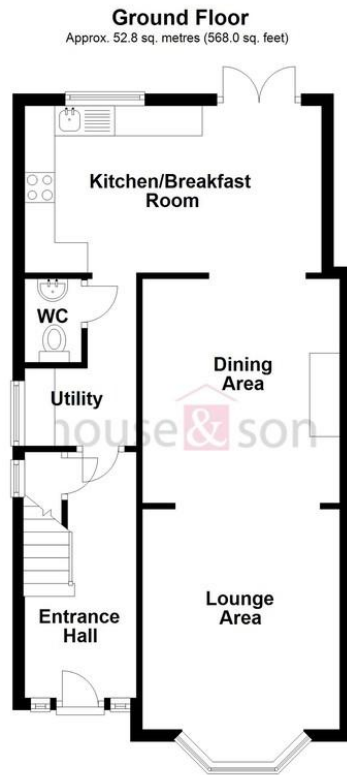
**BEDROOM THREE**

7' 5" x 5' 11" (2.26m x 1.8m)

**BATHROOM**

7' 3" x 5' 11" (2.21m x 1.8m)





Total area: approx. 92.3 sq. metres (993.7 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.



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

## Energy performance certificate (EPC)

53 Heaton Road BOURNEMOUTH BH10 5HW	Energy rating <b>C</b>	Valid until: 14 June 2033 Certificate number: 9751-3027-4206-6607-7204
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Property type  
Detached house