





## HOUSE AND SON

House and Son are delighted to be able to offer for sale this character red "brick elevation" detached Edwardian house in the sought after Winton Banks location. A good choice of top primary and secondary schools including Grammar schools and Academy Glemoor and Winton Senior. The immediate shopping is on a level walk to Winton Banks high street, recreational grounds, public transport and road travel links to further afield. The accommodation comprises of entrance hall, two separate reception rooms, potential for ground floor WC (please see agents note), 14'4"x10'1" kitchen/breakfast room, three first floor double bedrooms and shower room. No forward chain. Externally, there is a large south facing garden. As point of interest, the master bedroom is currently 16'0"x13'8" with potential to create a further bedroom or bathroom (subject to consents/certificates). A really lovely detached home situated in desirable location with no forward chain!

### FEATURE ENTRANCE PORCH

Feature recessed porch. Tiled floor. Composite front door to entrance hall.

### ENTRANCE HALL

**21' 8" x 5' 9 max narrowing to 3'9" (6.6m x 1.75m)**

Communicating hallway, all principal rooms leading off. Radiator.

### LOUNGE

**13' 7 into bay" x 12' 0" (4.14m x 3.66m)**

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

### DINING ROOM

**12' 5" x 10' 5" (3.78m x 3.18m)**

Double glazed window to rear. Fireplace. Picture rail. Radiator.

### UNDER STAIR STORAGE

Agent's note: Potential for ground floor WC.

### KITCHEN/BREAKFAST ROOM

**14' 4" x 10' 1" (4.37m x 3.07m)**

Dual aspect and side double glazed door accessing onto south facing garden. Sink, mixer tap and drainer. Fitted eye level and base units with work top surfaces over, complementing drawers. Part tiled walls, four ring electric hob, single oven, chimney filter hood. Radiator.

Combination boiler. Double glazed door to side. Space for washing machine, space for fridge/freezer. Provision for table and chair set.



### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Split level landing. Original newel posts. Coved ceiling.

### BEDROOM ONE

**16' x 13' 8 into bay" (4.88m x 4.17m)**

Double glazed bay window to front, further double glazed window to front. Radiator. Cast iron fireplace surround.

Agent's note: Subject to building regulations from BCP/Council services, potential to sub divide this room to form further bathroom or bedroom four.







### **BEDROOM TWO**

**12' 7" x 10' 5" (3.84m x 3.18m)**

Double glazed window to rear. Feature cast iron fireplace.  
Radiator.

### **BEDROOM THREE**

**10' 8 max" x 10' 7" (3.25m x 3.23m)**

Double glazed window to rear.

### **FIRST FLOOR SHOWER ROOM**

**6' 3" x 4' 2" (1.91m x 1.27m)**

Double glazed window to side. Shower with bi-fold doors.  
Tiled walls, fitted shower. Pedestal wash hand basin, low  
level WC.

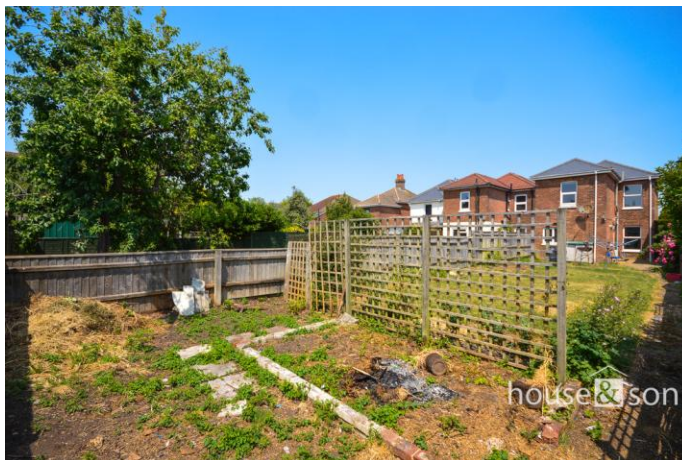


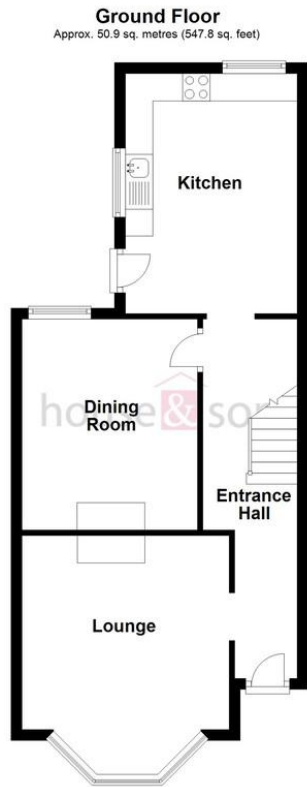
### **OUTSIDE FRONT**

Original brick boundary wall. Pathway to front porch.  
Established garden borders. Pathway to side, 6ft gate to rear  
garden.

### **SOUTH FACING GARDEN**

The garden is approximately 60ft plus in depth. Fence  
enclosures. Lawned. Outside tap. A generous garden for  
families.





Total area: approx. 102.8 sq. metres (1106.5 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)  
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## Energy performance certificate (EPC)

43 Parker Road BOURNEMOUTH BH9 1AX	Energy rating <b>D</b>	Valid until: 8 December 2031 Certificate number: 0213-3911-9202-8099-9200
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Property type  
Detached house