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house & son



**Stirling Road, Bournemouth, BH3 7JH**  
**£260,000**





# Stirling Road, Bournemouth, BH3 7JH

## HOUSE AND SON

House and Son have been afforded the pleasure offering for sale this two double bedroom, ground floor flat, which is located within a character conversion detached property. The accommodation benefits from its own private entrance and direct access to the south facing communal garden and is situated at the head of a cul-de-sac location. In addition, to the aforementioned two double bedrooms, the property further benefits from a spacious kitchen/diner, measuring 15'10" max x 12'11" max, and spacious lounge/diner, with bay window to side, measuring 16'6" x 12'1" into bay. Benefits include a family bathroom, ample built in storage, gas fired combination boiler serving central heating and hot water, double glazing, garage, measuring 17'5" x 7'10", with parking in front and share of the freehold.

The grounds of the property feature a variety of mature planting including trees and shrubs, which provide ample screening from the road to the front, with all of the grounds, including the south facing garden being communal. In addition, there is a patio abutting the rear of the property and ample storage space for bins etc. The property is minutes' walk from the West Hants Tennis Club, Waitrose on Winton High Street, Bournemouth University and University of Art and main bus routes. There is no forward chain and the property is offered with vacant possession.

## OWN PRIVATE ENTRANCE

## COMMUNICATING HALLWAY

## LOUNGE/DINER

16' 6" x 12' 1 into bay" (5.03m x 3.68m)

## KITCHEN/DINER

15' 10 max" x 12' 11 max" (4.83m x 3.94m)

## BEDROOM ONE

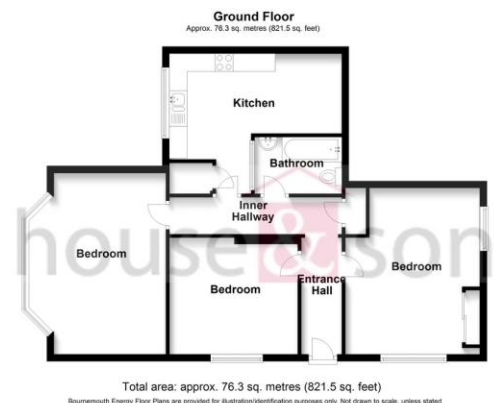
15' 6" x 12' 4" (4.72m x 3.76m)

## BEDROOM TWO

11' 9" x 10' 7" (3.58m x 3.23m)

## BATHROOM

7' 10" x 5' 0" (2.39m x 1.52m)



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

