





## **HOUSE AND SON**

House & Son are delighted to be able to offer for sale this detached family home which has been well cared for and comprises entrance porch, entrance hall, understair storage, living/dining room with direct garden access via single door, with top light, kitchen, stairs to first floor, three well proportioned bedrooms, gas central heating, UPVC double glazing, front and rear gardens, drive providing off road parking and access to carport and detached garage.

The property is situated in a much sought after residential area being within popular school catchments and easy reach of local high street shops and facilities at Winton. Bournemouth town centre and Bournemouth University are also within close proximity.

This house is offered with vacant possession and no forward chain!

## **ENTRANCE PORCH**

**6' 6" x 3' 6" (1.98m x 1.07 m)**

UPVC double glazed door and window, tiled floor.

## **ENTRANCE**

Wooden front door with stained glass windows to side. Provides access to reception hallway.

## **RECEPTION HALL**

**14' 8" x 6' 3" (4.47 m x 1.91 m)**

Spacious hallway, stairs to first floor with understair storage. Radiator. Access to living/dining room and kitchen.



### **KITCHEN**

**13' 1" x 7' 3" (3.99m x 2.21m)**

UPVC double glazed window to rear with outlook over private garden, UPVC double glazed windows to sides and UPVC double glazed door to side. Range of base units, roll top work surfaces over, space for cooker, washing machine and matching wall mounted units. Stainless steel single bowl sink unit with drainer to side, inset roll top work surfaces. Wall mounted gas fired boiler, serving central heating and hot water. Service hatch.

### **DINING ROOM**

**12' 10" x 10' 10" (3.91m x 3.3m)**

UPVC double glazed door to rear, with direct garden access, windows to sides. Radiator. Original picture rail.

### **LOUNGE**

**12' 11 into bay" x 11' 11" (3.94m x 3.63m)**

UPVC double glazed bay window to front, radiator under. Polished stone mantle and hearth with gas fire. Original picture rail.

### **FIRST FLOOR LANDING**

Provides access to all first floor rooms. UPVC double glazed window to side, loft hatch. Original picture rail.

### **BEDROOM ONE**

**13' 5 into bay" x 10' 11" (4.09m x 3.33m)**

UPVC double glazed bow bay window to front, radiator under. Fitted wardrobes with matching free standing drawers and original picture rail.



### **BEDROOM TWO**

**12' 9" x 10' 11" (3.89m x 3.33m)**

UPVC double glazed window to rear, radiator under. Two fitted double wardrobes and chest of drawers. Original picture rail.

### **BEDROOM THREE**

**10' 0" x 7' 4" (3.05m x 2.24m)**

A well proportioned third bedroom. UPVC double glazed bow bay window to front. Radiator. Fitted desk. Original picture rail.







### **BATHROOM**

**7' 4" x 6' 8" (2.24m x 2.03m)**

Three piece suite comprising bath with side panel, taps over, pedestal wash hand basin with taps over and low level WC. Part tiled walls. Obscure double glazed window to rear. Airing cupboard housing hot water cylinder.

### **FRONT GARDEN**

Brick built boundary walls. Off road parking and access to side driveway. The remainder laid to lawn and flower beds with mature planting.



### **DRIVEWAY TO SIDE**

Hardstanding, with drainage access, access via double gates, carport over the distance of the house, remainder leading to garage.

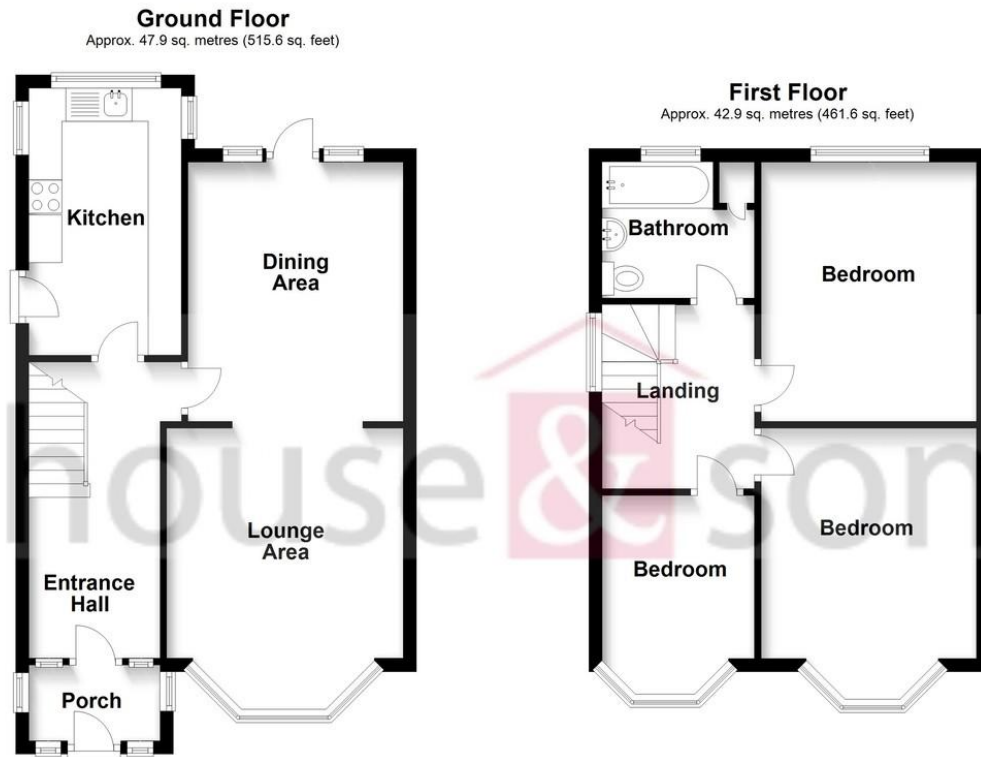
### **GARAGE**

Up and over door, courtesy door and window to side. Power and light.

### **GARDEN**

A patio area abutting the rear of the house, lawn and beds featuring a variety of mature planting. A good size garden.





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)

85 Victoria Park Road BOURNEMOUTH BH9 2RD	Energy rating <b>D</b>	Valid until: 9 August 2033 Certificate number: 9702-3029-7208-1187-2200
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Property type  
Detached house