

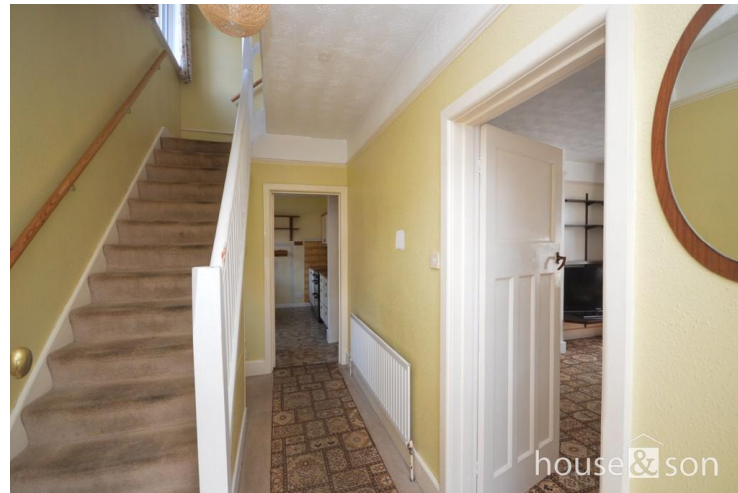


Victoria Park Road

Bournemouth, BH9 2RB

Guide Price £300,000

- No Forward Chain
- Three Good Size Bedrooms
- Two Separate Reception Rooms
- Dual Driveway
- Attached Garage
- Close to Popular Schools
- Tree Lined Road
- Updating Required



HOUSE AND SON

House and Son are delighted to be able to offer for sale this older style detached house in the sought after area of Victoria Park. This home is sited on a tree lined road, a level walk to schooling, shopping, Redhill Park and travel links to further afield. No forward chain! Updating required. A rare find. Must be viewed to appreciate this home!

FRONT PORCH

6' 0" x 4' 2" (1.83m x 1.27m)

Provision for shoes/coats etc. Glazed wooden front door to entrance hall.

ENTRANCE HALL

12' 0" x 6' 2" (3.66m x 1.88m)

Feature communicating hallway. Radiator. Understair recess (Agent's note: Potential for ground floor WC, subject to building regulations). Understair storage. Picture rail.

LOUNGE

12' 0" x 10' 8 plus door entry" (3.66m x 3.25m)

Double glazed box bay window to front with view over tree lined road. Radiator. Display shelving. TV point. Picture rail.

DINING ROOM

10' 8 plus door entry" x 12' 0" (3.25m x 3.66m)

Accessed via kitchen. Double glazed window to front. Radiator. Picture rail.

KITCHEN

11' 10" x 8' 2 overall room size" (3.61m x 2.49m)

Glazed window to rear, outlook over lawned easy maintenance garden. Stainless steel sink unit with drainer, mixer tap over. Built in range of eye level cabinets, complementing base units incorporating drawers, roll top work surfaces over. Part tiled walls. Space for cooker, space and plumbing for washing machine, space for fridge/freezer. Part glazed door, access to outer lobby/rear garden.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear. All principal rooms leading off from first floor landing. Picture rail.

BEDROOM ONE

14' 10 into box bay" x 12' 0" (4.52m x 3.66m)

Double glazed bay box window to front. Built in wardrobe with sliding door fronts. Radiator.

BEDROOM TWO

12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed window to front with view over tree lined road. Radiator. Built in cabinet housing gas fired boiler and hot water cylinder, fitted immersion, storage. TV point.

BEDROOM THREE

8' 10" x 8' 0" (2.69m x 2.44m)

Glazed window to side. Radiator. Picture rail.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)

Obscure double glazed to side. Enamelled bath, taps over, side panel. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Access to loft space.

OUTSIDE FRONT

Approximately 51ft frontage. Low boundary wall. Off road parking to dual driveway either side of this property. Front garden with borders.

OFF ROAD PARKING/DRIVEWAYS

Dual driveways, parking for two vehicles.

GARAGE

20' 7" x 8' 9 to pillar width" (6.27m x 2.67m)

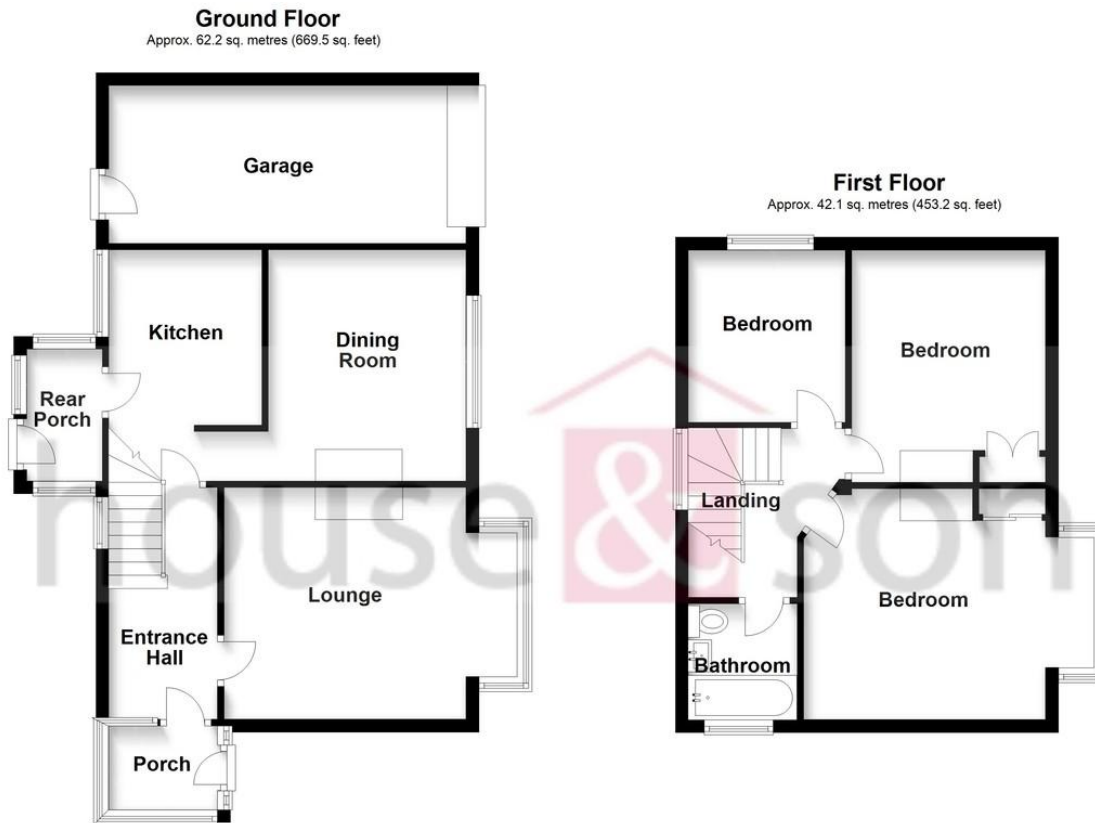
Single attached garage with "up and over" door. Power and light. Personal access door to rear garden.

REAR GARDEN

52' 0 approx" x 21' 0 max" (15.85m x 6.4m)

Fence enclosures. Lawned. Shed and outside tap. A good space.





Total area: approx. 104.3 sq. metres (1122.7 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 (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

22682023_08.55 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
Energy performance certificate (EPC)

21 Victoria Park Road BOURNEMOUTH BH9 2HB	Energy rating D	Valid until: 20 August 2033 Certificate number: 9137-6526-0258-0719-9226
---	---------------------------	---

Property type
Detached house

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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