



Malmesbury Park Road

Bournemouth, BH8 8PP

Guide Price £280,000

- Two Reception Rooms
- Two Double Bedrooms
- Off Road Parking
- Well Tended Garden
- Outside WC
- Potential to Improve/Extend
- Vacant Possession
- Close to Local Facilities and Popular Schools



HOUSE & SON

House & Son are delighted to be able to offer for sale this semi detached house which now offers scope and potential to improve and extend (subject to planning permission). Features include well tended private gardens, off road parking, gas central heating and UPVC double glazing. The accommodation comprises two separate reception rooms, two double bedrooms, first floor bathroom, kitchen and external WC. The property is situated in a much sought after residential area being within walking distance to high street shopping facilities and range of restaurants and bars. Popular schools, Bournemouth town centre and main line train station are all within close proximity. The property is offered with no forward chain.



ENTRANCE

UPVC double glazed front door to entrance lobby.

SITTING ROOM

13' 3" x 11' 11" (4.04m x 3.63m)

Southerly aspect. UPVC double glazed bay window to front, fitted gas fire, radiator. Coved ceiling.

DINING ROOM

11' 10" x 9' 10" (3.61m x 3m)

Fitted gas fire, radiator. Understair walk in storage cupboard, wall mounted gas fired combination boiler serving central heating and hot water. UPVC double glazed door to rear garden. Arch to kitchen.



KITCHEN

8' 7" x 5' 9" (2.62m x 1.75m)

Roll top work surfaces with single bowl single drainer sink unit. Range of base units and drawers, wall mounted cupboards. Space for fridge/freezer and gas cooker. UPVC double glazed window overlooking the rear garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 9 into bay" x 11' 10" (3.89m x 3.61m)

Two built in wardrobes. UPVC double glazed box bay window to front. Radiator.

BEDROOM TWO

11' 11" x 9' 9" (3.63m x 2.97m)

Built in double wardrobe. Radiator. UPVC double glazed window to rear.

BATHROOM

8' 1" x 5' 10" (2.46m x 1.78m)

Suite comprises panelled bath, pedestal wash hand basin, low level WC, tiled splashback. UPVC double glazed window to side.

OUTSIDE: REAR GARDEN

Separate WC: Low level WC, UPVC double glazed window to side.

Outside tap. Built in storage cupboard. Courtyard style hardstanding area abuts the property providing access to the front, pathway leads to well maintained lawns, well stocked shrub and flower borders which provides a peaceful and tranquil setting, patio area for al-fresco dining, feature holly tree. The garden is enclosed by timber fencing.

FRONT GARDEN

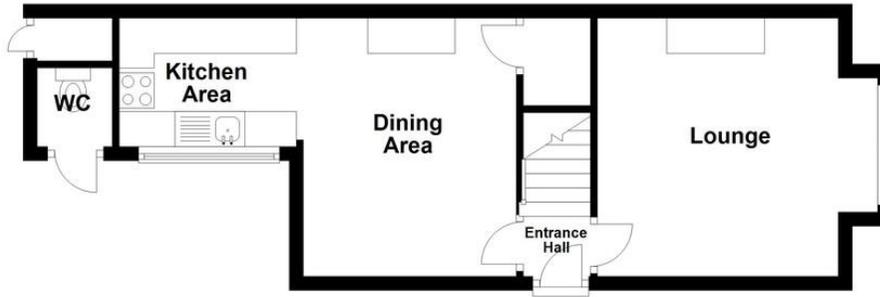
Mainly laid to lawn with flower and shrub borders.

Driveway provides off road parking and low brick boundary wall.



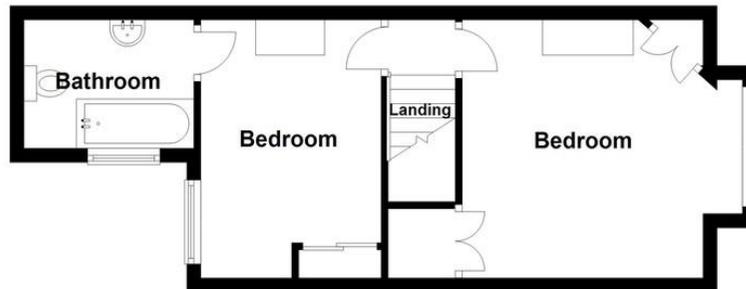
Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.7 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 C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

18/09/2023, 16:36 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|-----------------------------------------------|---------------------------|----------------------------------|
| 105 Monmouth Park Road Bournemouth BH9 2HH | Energy rating D | Valid until 17 September 2033 |
| | Current score | 6560-6769-6410-6261-7121 |

Property type
Semi-detached house

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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