



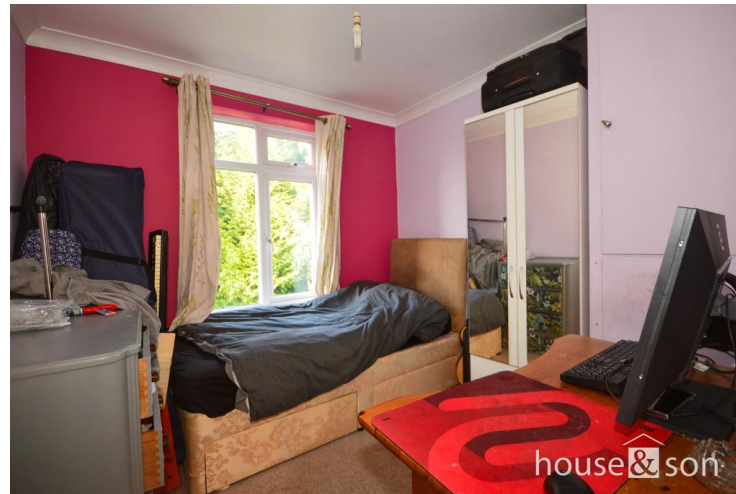
house & son

Stanfield Road

Bournemouth, Dorset BH9 2NR

£215,000

- Purpose Built Flat
- Two Double Bedrooms
- Modern Kitchen/Dining Room
- Off Road Parking
- Own Garden
- Private Entrance



HOUSE & SON

Discover the charm of this beautifully presented first-floor flat, ideally positioned within walking distance of Winton High Street. Immerse yourself in the vibrant atmosphere with a fantastic array of shops, bars, and restaurants just a stroll away. The convenience extends further with easy access to Bournemouth town centre and its award-winning beaches. Situated approximately two miles away from Bournemouth beach and town centre, this first-floor flat offers not only a comfortable home but also the convenience of a well-connected and vibrant community.

This stunning property features a spacious lounge and a modern fitted kitchen/breakfast room that adds a touch of contemporary elegance. Two generously sized double bedrooms and a modern bathroom provide both comfort and style. The flat boasts a private entrance, complemented by a

delightful front garden, along with the added benefits of double glazing and gas central heating.

A standout feature is the expansive loft space, offering limitless potential for the new owner to customize and create a space tailored to their needs. With nearby amenities including Winton's recreation ground, complete with a 90-year-old cricket pavilion, bowls club, tennis courts, children's playground, cycle track, and cricket pitch, there's a perfect blend of leisure and outdoor activities.

Internal viewing is highly recommended to fully appreciate the quality of the accommodation awaiting you.

ENTRANCE

UPVC double glazed front door leading into reception hallway.

RECEPTION HALLWAY

Reception hallway, with ample provision for coats, shoes etc. Stairs to first floor.

KITCHEN/BREAKFAST ROOM

11' 9 max" x 9' 4 max" (3.58m x 2.84m)

Single bowl sink unit with drainer to side, mixer tap over, finished in matte black, inset into black roll top work surface, with the range of base units under, inset stainless steel oven, matching eye level cupboards, UPVC double glazed window to front, laminate flooring, ample space for bijou dining, wall mounted gas fired combination boiler, large pantry.

LOUNGE

14' 1 into bay window" x 11' 11 into chimney" (4.29m x 3.63m)

UPVC double-glazed bay window to front with radiator under.

MASTER BEDROOM

11' 11 into chimney recess" x 11' 10" (3.63m x 3.61m)

UPVC double-glazed window to rear, radiator under,

BEDROOM TWO

9' 0" x 10' 9" (2.74m x 3.28m)

Airing cupboard with water cylinder.

BATHROOM

Three-piece bathroom suite, obscure UPVC double-glazed window to side, radiator.

GARDEN

Timber shed, pathway for both flats the remainder of garden belongs to first floor and has lawn with flowers and shrub borders, paved patio area and well established trees providing a good degree of seclusion from the road, off road parking space.





Floor Plan

COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

15/01/2024, 09:19 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK [English](#) | [Contact](#)

Energy performance certificate (EPC)

Find House Price 201/04/2024 01202244844 WJ-294	Energy rating C	Valid until 10 May 2033 Call us on 0345 225 225 (0800 900 601)
Property type	Top-floor flat	
Total floor area	54 square metres	

OFFICE

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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