





HOUSE & SON

House & Son are delighted to be able to offer for sale this detached house which offers spacious accommodation over two floors. Benefits include southerly aspect rear garden (approximately 85ft), off road parking, scope to extend (stpp), bathroom with separate shower, two separate reception rooms and offered with no forward chain. The property is situated in a much sought after residential area being within easy reach to popular schools including Winton Boys, Grammar Academy and Talbot Woods. Bournemouth town centre is a short drive away.

RECESSED PORCH

Tiled floor. Panelled UPVC front door with complementing side panels.

ENTRANCE HALL

13' 5" x 6' 8" (4.09m x 2.03m)

Radiator. Understair storage closet.

LOUNGE

14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed bay window to front. Two radiators. TV aerial connection point.

DINING ROOM

15' 3" x 10' 10" (4.65m x 3.3m)

Double glazed patio door to rear accessing to south aspect garden. Two feature leaded windows to side.



KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to rear, outlook over expansive lawned private garden. One and half bowl sink, taps over. Fitted range of eye level units with glass display. Complementing base units incorporating drawers. Roll top work surfaces over. Five ring gas hob, double oven under, cooker filter hood. Space for fridge/freezer, gas fired combination boiler. Double glazed door to side. Stairs to first floor landing, accessed via entrance hall.

BEDROOM ONE

14' 5 into bay" x 11' 5" (4.39m x 3.48m)

Double glazed bay window to front. Radiator.

BEDROOM TWO

15' 0" x 11' 5" (4.57m x 3.48m)

Double glazed window to rear with view over large lawned garden. Radiator.

BEDROOM THREE

9' 3 into bay" x 8' 4" (2.82m x 2.54m)

Double glazed bay window to front. Radiator.

BATHROOM

8' 3" x 7' 10" (2.51m x 2.39m)

Obscure double glazed window to rear. Three piece suite, corner bath with mixer shower over. Vanity unit with storage, inset wash hand basin. Quadrant shower with sliding glazed enclosures. Contrasting tiled walls. Access to loft.

SEPARATE WC

Obscure double glazed window to side. Low level WC.



OUTSIDE FRONT

Low boundary wall. Forecourt parking for several vehicles, 6ft gate to side leading to rear garden.

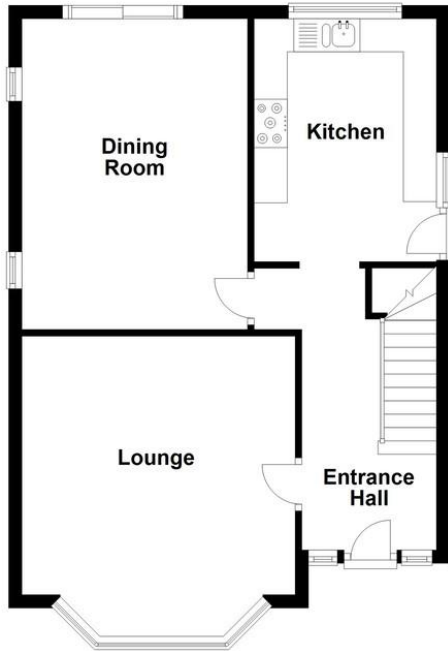
REAR GARDEN

The garden is approximately 70ft, southerly aspect and lawned. Patio area abutting the rear dining room patio doors.



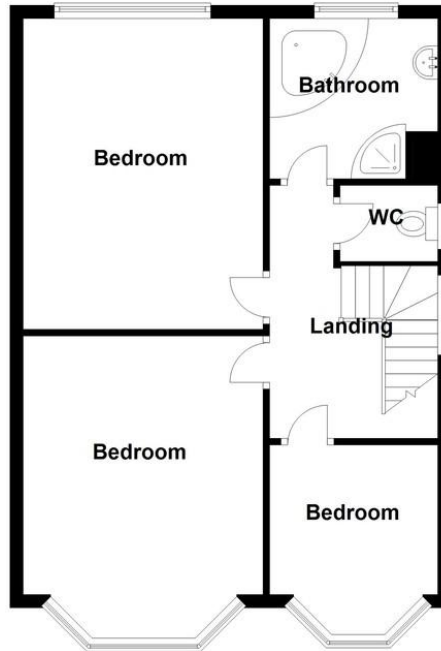
Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.7 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.



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Energy performance certificate (EPC)

78 Victoria Avenue Bournemouth BH9 2RP	Energy rating E	Valid until: 16 January 2034 Certificate number: 5734-7929-2309-0013-3296
Property type	Detached house	
Total floor area	108 square metres	

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Dorset, BH9 2HH

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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 and 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.