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house & son



Oswald Road, Bournemouth, BH9 2TQ
Guide Price £180,000 - £200,000 Freehold

Cash buyers only

For sale by public auction 20th March 2024 (unless previously sold)

***See agent's note.**



Oswald Road, Bournemouth, BH9 2TQ

HOUSE & SON

House & Son acting in conjunction with Clive Emson Auctioneers are delighted to offer for sale by public auction 20th March 2024 (unless previously sold), this detached house with two storey double extension to rear. The property comprising three double bedrooms, two separate receptions, kitchen/breakfast room, ground floor cloakroom, southerly aspect approximately 70ft/80ft rear garden, potential for off road parking (see agent's note). This property requires full modernisation throughout. An amazing opportunity for a large family house in the ever-popular Moordown location, with a good choice of primary and secondary schools, recreational parks, shopping, road travel links and Stour nature reserve close by. The property is an ideal project/development. Cash buyers only.

ENTRANCE HALL

15' 5" x 6' 5" (4.7m x 1.96m)

Understair storage.

GROUND FLOOR WC

LOUNGE

13' 7" into bay" x 11' 9" (4.14m x 3.58m)

DINING/FAMILY ROOM

21' 0" x 10' 8" overall room size" (6.4m x 3.25m)

Extended to rear. A large versatile reception room with views over the south facing garden (windows are currently boarded).

KITCHEN/BREAKFAST ROOM

19' 4" x 8' 1" max" (5.89m x 2.46m)

Extended room to rear.

STAIRS TO FIRST FLOOR LANIDNG

Accessed via entrance hall.

BEDROOM ONE

13' 10" into bay" x 11' 9" (4.22m x 3.58m)

Aspect to front.

BEDROOM TWO

22' 7" x 10' 10" (6.88m x 3.3m)

Aspect to rear.

BEDROOM THREE

19' 7" x 7' 7" (5.97m x 2.31m)

Aspect to rear.

FORSALE BY PUBLIC AUCTION

20th March 2024. Unless previously sold. The seller reserves the right to sell prior to the auction date.

Agent's note: Potential for off road parking. Please make your own enquiries with BCP Council. No warranties on behalf of seller, Auctioneers or Messer's House & Son. The room sizes are guidance only.

Agent's note: The property is vacant. Therefore, none of the services have been inspected or tested. Purchasers are to make their own enquiries prior to purchase.

Agent's note: The room sizes are guidance only.



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

EPC - TBC

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