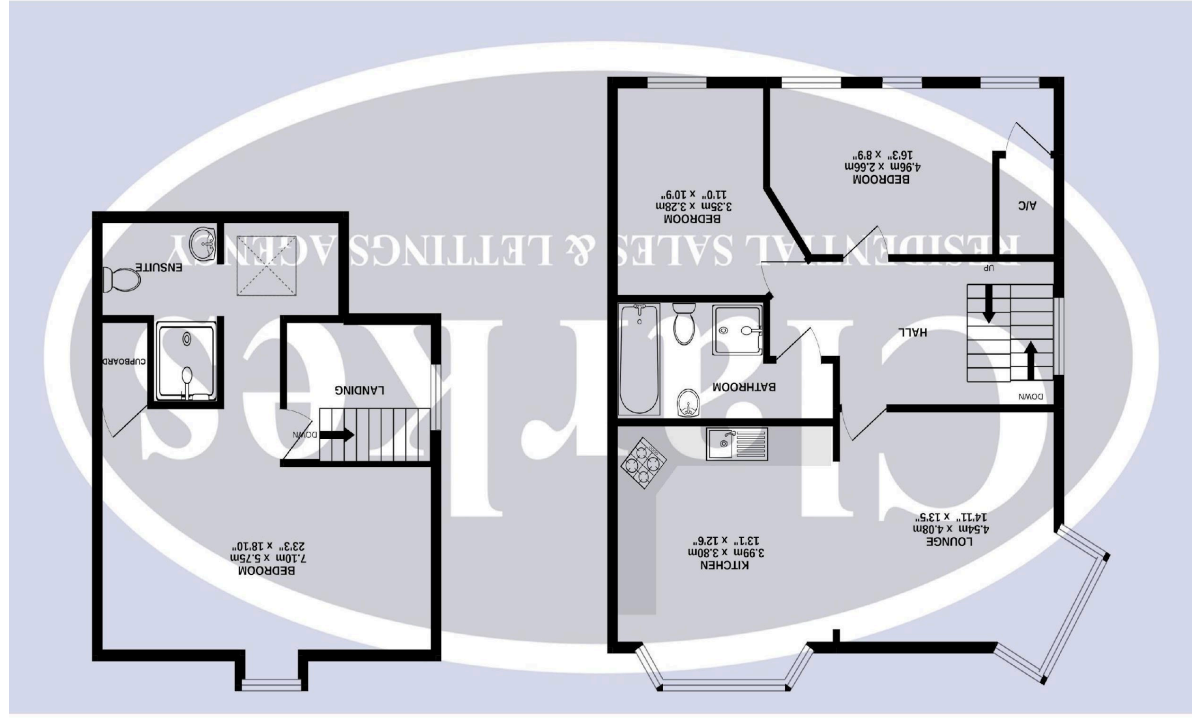
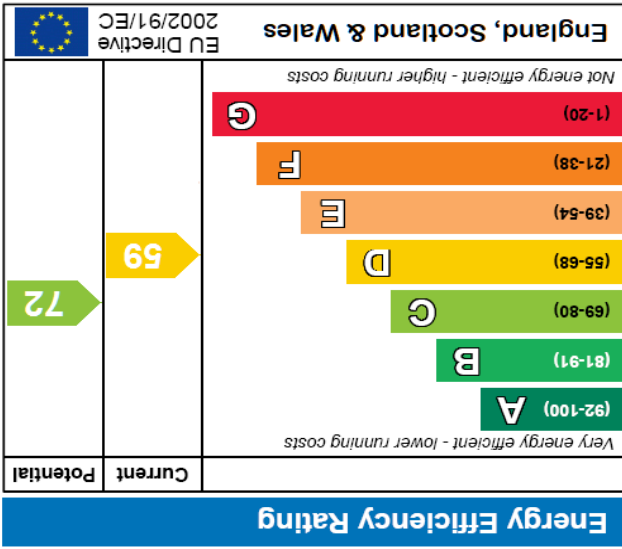


While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Plans, sections, views and any other items are approximate and no responsibility is taken for any error. The agency is not responsible for any damage to property caused by the use of any of the information provided on this website. The agency is not responsible for any damage to property caused by the use of any of the information provided on this website. The agency is not responsible for any damage to property caused by the use of any of the information provided on this website.



FIRST FLOOR (724 sq.ft.) approx.

1ST FLOOR (390 sq.ft.) approx.



Heron Court Road, Winton Rec



Clarkes are proud to offer this three double bedroom, character maisonette with off road parking in the popular location of Charminster. Close to local bars, restaurants and amenities, opposite Winton recreation ground and a short walk to St Lukes Primary School. Also benefiting from public transport links to Bournemouth and surrounding areas.

Entrance/hall:

A private entrance leads you upstairs into the property, where there is a large, side aspect, stained glass window, carpeted floors and painted walls and ceiling.

Lounge/Kitchen:

A large, open plan, spacious, character living area with high ceilings and coving, painted walls, pendant and spotlights. Offering two front aspect box bay, double glazed windows looking over Winton Recreation Ground and bringing plenty of natural light into the room. Further offering, power and TV points and a radiator.

The kitchen comprises base and walls units with painted walls and tiled splashbacks, an integrated oven and extractor, integrated dishwasher, stainless steel sink and drainer and a cupboard for an integrated fridge/freezer. There is ample room for a dining table and chairs.

Bathroom:

Offering painted and half tiled walls and comprising a white WC, vanity basin and unit, bath and shower enclosure with mixer shower, a heated towel rail, spot lights and a shaving point.

Bedroom One:

The double bedroom benefits a rear aspect double glazed window, carpeted floor and painted walls and ceiling with coving. Further benefiting, power points, radiator and pendant lighting.

Bedroom Two

Offering multiple rear aspect double glazed windows, painted walls and ceiling and carpeted floor, radiator, power points, pendant lighting and a large inbuilt storage cupboard, which also houses a recently installed combi boiler.

Bedroom Three:

The master bedroom is situated on the second floor and offers multiple Velux windows, painted walls and ceiling with spotlights and a carpeted floor. Offering storage cupboards in the eaves, a large inbuilt cupboard and an ensuite bathroom, comprising a WC, basin and shower enclosure with mixer shower.

Outside Rear:

A private fenced courtyard garden at the side of the property is laid to shingle and benefits a garden shed. There is off road parking for one car at the back of the property.

Agent Notes:

Council Tax: Band C

Tenure: Share of Freehold

Underlying lease of 108 Years

Maintenance: Split as and when with Ground Floor Flat

Offers Over £260,000



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www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.