

# LINWOOD ROAD BOURNEMOUTH



Offers in excess of £595,000  
FREEHOLD

**paulwatts**



# LINWOOD ROAD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- SPACIOUS 5 BEDROOM EDWARDIAN HOME
- Brought up to date but still has lots of period flavour
- IDEAL FOR LARGER/EXTENDED FAMILY
- Ground floor en suite bedroom very useful
- 4 FF double bedrooms and large bathroom

SPACIOUS 5 BEDROOM EDWARDIAN HOME brought up to date but with lots of character. Very handy spot a short walk from Winton Rec. IDEAL FOR LARGER/EXTENDED FAMILY or perhaps HOME AND INCOME (has GF en suite bedroom). Westerly garden and parking at front.

## LINWOOD ROAD

A SPACIOUS 5 BEDROOM EDWARDIAN HOME brought very much up to date whilst retaining much ORIGINAL CHARACTER such as high ceilings, decorative cornices, stripped doors, etc.

In a great location close to Winton Recreation Ground, and a short walk away from the local shops, cafes, buses, etc. on Charminster Road

The many improvements made by the present owners include the creation of a very useful GROUND FLOOR BEDROOM WITH EN SUITE ideal for anyone needing to avoid stairs, or for HOME AND INCOME

offering accommodation to foreign language students for instance

The lounge is a lovely room with WOODBURNER for cosy winter evenings (we are told it gives out quite a lot of heat!)

An OPEN PLAN DINING//KITCHEN/FAMILY ROOM is a great family space, with plenty of room for large table and chairs, relaxing space and a well fitted kitchen, plus 2 sets of doors out to the patio and garden

All the bedrooms are DOUBLE SIZE, and on the first floor all either have original wardrobe cupboards or more modern built-in wardrobes

The BATHROOM/WET ROOM features a full suite of bath, walk-in shower, feature wash basin and w.c.

Gas central heating is provided by a Glow-worm Energy 30c gas boiler (in the kitchen) and almost all of the windows are UPVC double glazed

The rear garden has a westerly aspect with a SUN TRAP TERRACE and lawn with shrub borders

A paved driveway provides PARKING SPACES at the front

There are good schools for all ages in the local area, including the two Bournemouth grammar schools

As well as the local park, there are plenty of other leisure facilities with sports clubs under the BH banner, and open space at Queens Park and Strouden Park

Bournemouth town centre is easily reached, offering a wider choice of restaurants and of course the famous the Blue Flag beaches

Council Tax Band D

A MUCH LOVED FAMILY HOME NOW TOO BIG SO OPPORTUNITY FOR A NEW FAMILY TO ENJOY LIVING THERE

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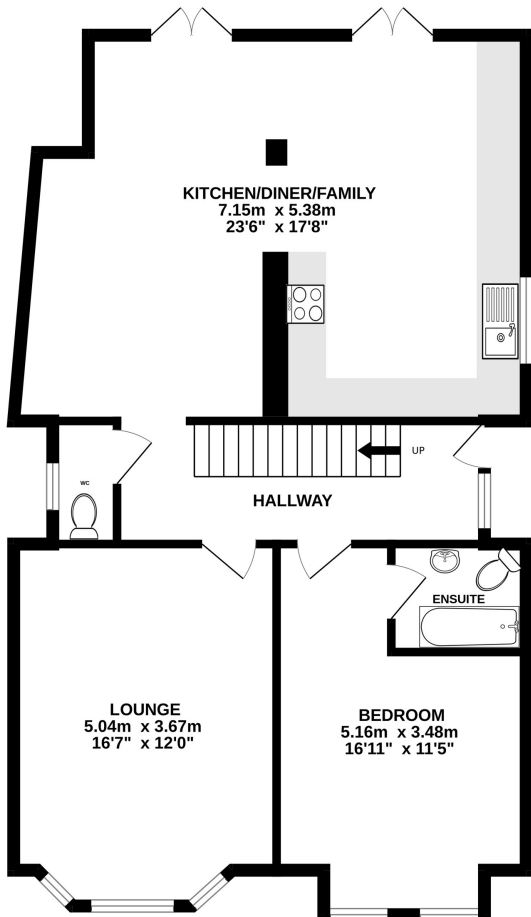
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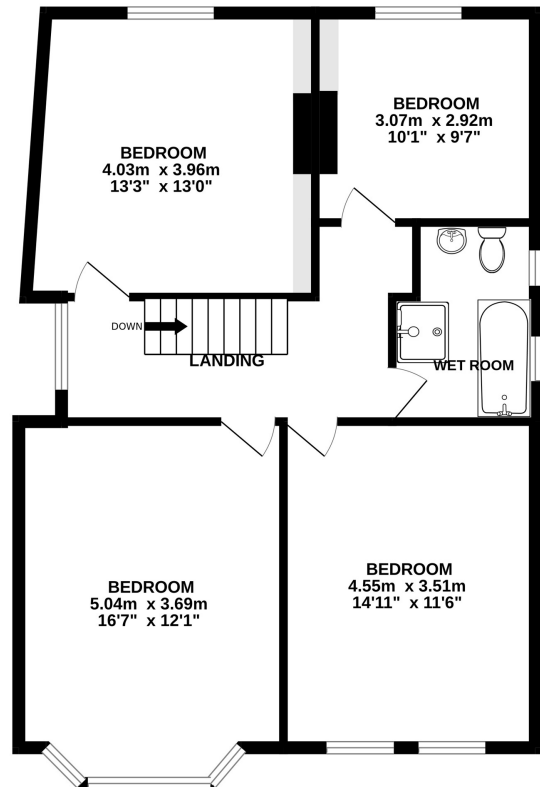
The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

# LINWOOD ROAD

GROUND FLOOR  
80.5 sq.m. (867 sq.ft.) approx.



1ST FLOOR  
72.3 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA : 152.8 sq.m. (1645 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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