



## Limited Road

Moordown, Bournemouth, Dorset BH9 1SS

Guide Price £325,000

- Vacant Possession
- Three Bedrooms
- Kitchen/Dining Room
- Separate Sitting Room
- Driveway Providing Off Road Parking
- Potential to Improve
- Good Size Rear Garden
- Good School Catchments



## HOUSE & SON

House & Son are delighted to be able to offer for sale this spacious semi detached house which offers flexible accommodation and potential to extend and improve. The property comprises entrance hall, sitting room, dining room, kitchen/breakfast room, three bedrooms, bathroom and outside WC. Externally, there are front and rear gardens and driveway providing ample off road parking. The property is situated in a popular residential area being within easy reach of recreational parks, popular schools and shopping facilities.

## ENTRANCE PORCH

UPVC double glazed front porch, UPVC double glazed door to entrance hall.

## ENTRANCE HALL

Radiator, understair cupboard housing electric meter and fuse box.

## SITTING ROOM

**14' 9" x 12' 0" into bay" (4.5m x 3.66m)**

Double glazed bay window to front, radiator, feature fireplace, coved and smooth ceiling.

## DINING ROOM

**11' 11" x 9' 8" (3.63m x 2.95m)**

Double glazed doors to rear garden, stone open grate fireplace, radiator. Arch to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

**11' 9" x 10' 6 max" (3.58m x 3.2m)**

One and quarter bowl single drainer sink, inset roll top surfaces with cupboards beneath, space and plumbing for washing machine, "Rangemaster" gas oven and hob, further space for appliance, matching wall mounted units, filter hood, double glazed window overlooking rear garden, UPVC double glazed door to rear garden, tiled splashback, and radiator.

## STAIRS TO FIRST FLOOR

Double glazed window to side, hatch to loft and slingsby ladder.

### **BEDROOM ONE**

**13' 5" x 9' 11" (4.09m x 3.02m)**

Double glazed window to front, radiator, two built in wardrobes, fitted wardrobes with vanity unit, wash hand basin and overhead storage.

### **BEDROOM TWO**

**11' 11" x 10' 8" (3.63m x 3.25m)**

Double glazed window to rear, radiator.

### **BEDROOM THREE**

**9' 7" x 8' 8" (2.92m x 2.64m)**

Double glazed window to rear, radiator.

### **BATHROOM**

Suite comprises panelled bath, overhead shower, pedestal wash hand basin, low level WC, window to side.

### **OUTSIDE**

Driveway to side providing off road parking (13'6" wide, narrowing to 10'7").

### **REAR GARDEN**

Hardstanding area abutting property. Gas meter, outside tap. The remainder is mainly laid to lawn with various fruit trees, enclosed by panelled fencing. The garden offers a good degree of seclusion.

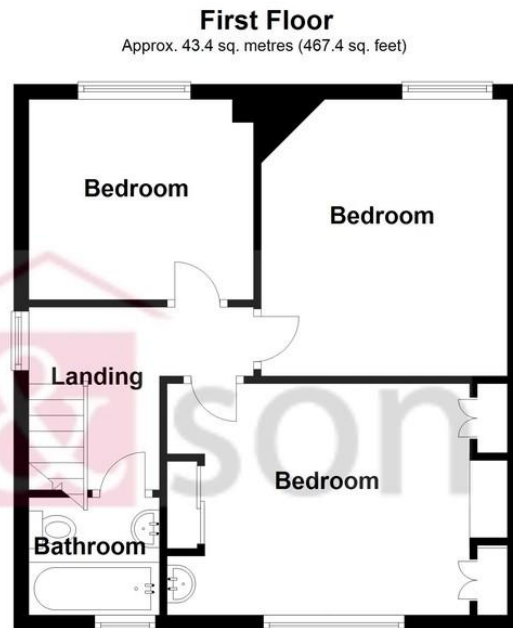
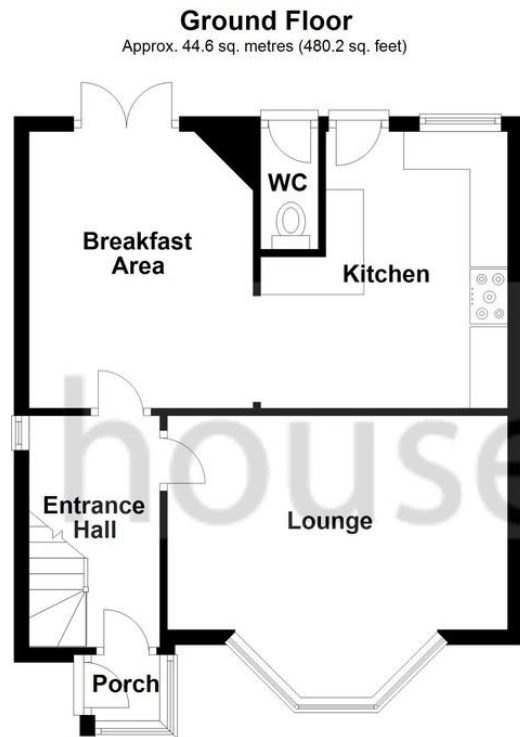
### **OUTSIDE WC**

Low level WC.

### **FRONT GARDEN**

Mainly laid to shingle, low picket boundary fence.





Total area: approx. 88.0 sq. metres (947.6 sq. feet)

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Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

[English](#) | [Contact](#)

**Energy performance certificate (EPC)**

10 Central Road Bournemouth BH9 1JH	Energy rating <b>E</b>	Valid until 3 September 2024
	Certificate number 8324-2021-6480-0247-1002	

Property type	Semi-detached house
Total floor area	87 square metres

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