



house & son

Cunningham Crescent

Bournemouth, BH11 8DR

£265,000

- SPACIOUS HOME
- LARGE PLOT
- AMPLE OFF-ROAD PARKING
- SCOPE TO IMPROVE
- WORKSHOP
- NO FORWARD CHAIN
- VACANT POSSESSION
- VIEW TO APPRECIATE



HOUSE & SON

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A Great Buy for First-Time Buyers or Those Looking to Upsize
An exciting project opportunity, this spacious home is offered for sale with NO FORWARD CHAIN and VACANT POSSESSION. The property boasts OFF-ROAD PARKING for multiple vehicles and includes a LARGE WORKSHOP, making it an ideal choice for tradespeople or hobbyists.

The accommodation features a SPACIOUS LOUNGE-DINER with DIRECT GARDEN ACCESS, a KITCHEN, two DOUBLE BEDROOMS on the first floor, a versatile STUDY (which could also serve as a walk-in wardrobe), a BATHROOM, and a separate WC. Additional benefits include a MODERN GAS-FIRED BOILER and DOUBLE GLAZING for improved energy efficiency.

Situated in the green and leafy West Howe area, this home provides convenient access to local shops, transport links, schools, and public amenities. A short drive brings you to a wealth of attractions within the Bournemouth, Christchurch, and Poole (BCP) area:

Bournemouth's Award-Winning Beaches: Enjoy miles of golden sands and a vibrant seafront with attractions, eateries, and water sports.

Christchurch's Historic Town Centre: Known for its charming Priory, scenic quay, and independent boutiques, perfect for weekend strolls or a coffee by the river.

Poole Harbour and Quay: Ideal for sailing, kayaking, and waterfront dining, Poole Harbour is a gateway to the stunning Purbeck coastline and Brownsea Island.

Castlepoint Shopping Centre: A major retail destination offering popular high-street brands, dining options, and convenient facilities.

Poole Park: A picturesque park with boating lakes, tennis courts, playgrounds, and walking trails, perfect for family days out.

Compton Acres: A beautiful garden attraction with themed gardens, ideal for a peaceful retreat and leisurely strolls.
Outdoor Recreation: The surrounding Dorset countryside provides ample opportunities for hiking, cycling, and exploring nearby natural reserves like the New Forest and the Jurassic Coast.
While some renovations are needed, as the previous owner could not complete the project, this presents an excellent opportunity for the buyer to finish it to their own specifications and style.

ENTRANCE

Concrete roof and brick sides. Wooden front door into entrance hall.

ENTRANCE HALL

Understair storage, housing gas and electric meters, double sockets, stairs to first floor and double radiator.

LOUNGEDINING ROOM

18' 0" x 12' 8 max" (5.49m x 3.86m)

UPVC double glazed French doors to the rear, single radiator to the side, UPVC double glazed window to the front and double radiator under.

KITCHEN

9' 1" x 8' 11" (2.77m x 2.72m)

UPVC double glazed window to the rear, UPVC double glazed door to the side, gas fired combination boiler and wall mounted consumer unit. A range of fitted base and wall mounted units.

FIRST FLOOR

UPVC double glazed window to the front, double sockets, loft hatch and over stair linen cupboard.

BEDROOM ONE

13' 4 max" x 8' 5 max" (4.06m x 2.57m)

UPVC double glazed window to the front, double radiator under and multiple socket points.

BEDROOM TWO

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

UPVC double glazed window to the rear and a double radiator.

STUDY

5' 9" x 5' 5" (1.75m x 1.65m)

Range of floor-to-ceiling, mirrored double wardrobes with a double radiator inside, further chrome towel rail and an obscure UPVC double glazed window to the rear.

BATHROOM

Plumbing is in situ to complete the bathroom suite.

SEPARATE WC

A white two-piece suite comprising a low-level WC, pedestal wash hand basin, with an obscure UPVC double glazed window to the side.

OUTSIDE FRONT

Brick boundary wall with a driveway to the side, dropped kerb access leading to a large lawned garden with provision to park multiple vehicles. Gated access to the rear.

REAR GARDEN

A large, level rear garden, with a hard standing leading to the workshop, featuring a number of sheds and the aforementioned workshop, the remainder laid to lawn.

WORKSHOP

23' 3" x 17' 4" (7.09m x 5.28m)

A large breeze block workshop, with the overall dimension as above, however, it is divided into a main workshop, a secure internal storage cupboard and a further separate storage shed.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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

Energy performance certificate (EPC)

10 Cunningham Crescent Bournemouth BH1 1JG	Energy rating D	Valid until 26 September 2014
Property type Semi-detached house		Certificate number 2111-1021-0204-0-011-0211
Total floor area 69 square metres		

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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