



- Four genuine double bedrooms
- Open-plan kitchen/diner with walk-in pantry
- Bright south-facing rear garden with palm trees

**Cardigan Road, Bournemouth, BH9 1BE**

**Guide Price £350,000 - £360,000**

House & Son\* Spacious FOUR DOUBLE BEDROOM semi-detached home with SOUTH-FACING GARDEN, OPEN-PLAN KITCHEN/DINER with PANTRY, EN-SUITE to master, and PANORAMIC VIEWS from top-floor suite. Includes BLOCK-PAVED DRIVEWAY (STPP), FITTED WARDROBES, and WALKING DISTANCE to schools, shops & Winton Mosque.



## Property Description

### HOUSE & SON

Presented by House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation  
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65 Cardigan Road, Bournemouth, BH9

Asking Price: £365,000

Freehold | Council Tax Band: C | EPC Rating: D

A spacious and well-maintained four double bedroom semi-detached house, set across three floors and ideally positioned in the ever-popular Winton area of Bournemouth. This thoughtfully extended family home combines generous accommodation, a south-facing garden, excellent local amenities, and scope for personalisation, making it an appealing choice for a wide range of buyers.

The front of the property features a block-paved driveway providing off-road parking, with potential for a dropped kerb (subject to the relevant permissions). A covered veranda offers shelter and adds charm to the entrance. Inside, a welcoming reception hallway leads through to a front-facing lounge/snug with a boxed bay window. To the rear, the open-plan kitchen/dining room enjoys a bright southerly aspect, direct access to the garden, and a large walk-in pantry, making it ideal for family living and entertaining.





The south-facing rear garden is level and well-proportioned, featuring established palm trees, a timber storage shed, and a good degree of privacy-perfect for both children and adults to enjoy.

On the first floor, the layout includes two well-sized double bedrooms to the rear, each with fitted wardrobes, and a master bedroom to the front benefiting from fitted wardrobes and a modern en-suite shower room. The high-spec family bathroom completes this level.



The second floor provides a particularly spacious double bedroom or suite, with panoramic views across the surrounding area and two large built-in storage cupboards-offering flexibility for use as a guest bedroom, home office, or teenager's retreat.

The property is fully double glazed, gas centrally heated, and has been well looked after, with potential remaining for further cosmetic enhancement if desired.



Location:

Cardigan Road is well located for a host of amenities. Winton High Street is just a short walk away, offering an excellent range of independent shops, supermarkets, cafés, and restaurants. Local highlights also include:

Winton Recreation Ground and Redhill Park – with play areas, tennis courts, and green open space

Winton Primary School, Glenmoor & Winton Academies, and Bournemouth University – all within close proximity

Winton Mosque – a short walk from the property

Regular bus services to Bournemouth town centre, Castlepoint Shopping Centre and Poole

Convenient access to the A338 and Bournemouth Railway Station

**RECEPTION HALLWAY**

**14' 4" x 3' 5" (4.37m x 1.04m)**

**LOUNGE**

**14' 2 into bay" x 12' 5" (4.32m x 3.78m)**

**KITCHEN/DINER**

**16' 4" x 14' 1" (4.98m x 4.29m)**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**15' 4" x 7' 8" (4.67m x 2.34m)**

Including en-suite.

**BEDROOM TWO**

**11' 2" x 7' 10" (3.4m x 2.39m)**

**BEDROOM THREE**

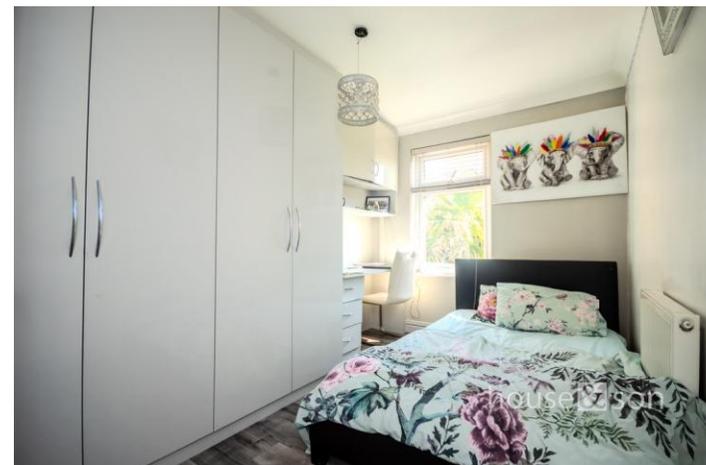
**11' 2" x 7' 10" (3.4m x 2.39m)**

**FAMILY BATHROOM**

**BEDROOM FOUR**

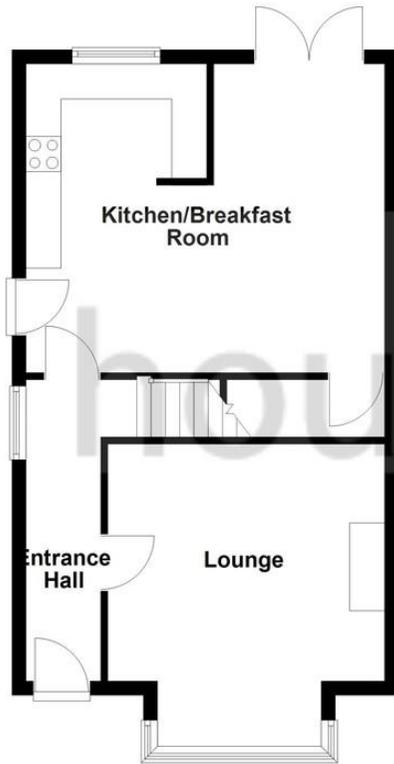
**17' 4" x 10' 2" (5.28m x 3.1m)**

**SOUTH-FACING GARDEN**



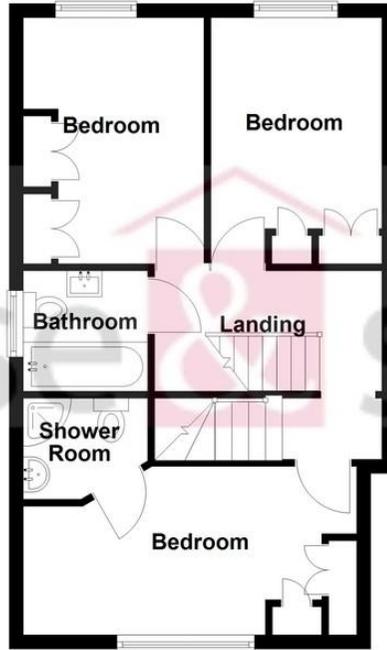
### Ground Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



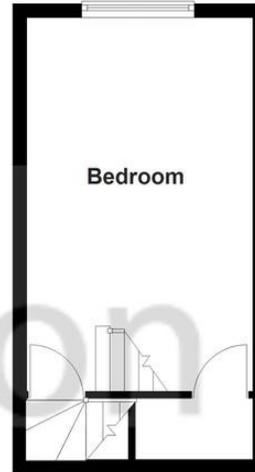
### First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.5 sq. feet)



Total area: approx. 111.5 sq. metres (1200.6 sq. feet)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

65 Cartigan Road BOURNEMOUTH BH9 1BL	Energy rating	Valid until:	9 April 2035
	<b>D</b>	Certificate number:	1035-3024-6400-0000-9296
Property type	Semi-detached house		
Total floor area	112 square metres		

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

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