





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this older style detached house in a cul-de-sac setting in the ever popular location of Winton. The immediate area supports good schooling for all ages, recreational parks, shopping and travel links.

The accommodation is spacious with a generous entrance hall, ground floor cloakroom, two large separate reception rooms, a kitchen, conservatory, three first-floor bedrooms and a family bathroom. Externally, there is a private westerly aspect garden to the rear and a gravelled parking bay to the front (both areas are currently in the process of being completed). This home is not to be missed. Highly recommended!

FEATURE PORCH

Part-glazed door to the entrance hall.

ENTRANCE HALL

16' 8" x 6' 5" (5.08m x 1.96m)

Spacious reception hall. Picture rail. Radiator.

GROUND FLOOR CLOAKROOM

Obscure glazed window to the side. Wash hand basin and a low-level WC.

LOUNGE

13' 9 into bay max" x 11' 7" (4.19m x 3.53m)

Double-glazed bay window with an outlook over the cul-de-sac. Feature surround fireplace with an inset mirror over the mantle, tiled earth. Picture rail. Radiator.



DINING ROOM

11' 9" x 10' 5" (3.58m x 3.18m)

Built-in display cabinets with storage shelving over. Radiator. Picture rail. Double-glazed doors opening onto a conservatory.

KITCHEN

7' 5" x 7' 4" (2.26m x 2.24m)

Stainless steel sink unit and drainer. Fitted eye level and base units incorporating drawers, roll top work surfaces over. Space for cooker, space and plumbing for washing machine and space for fridge/freezer.

STAIRS TO FIRST FLOOR LANDING

Obscure original feature window to the side. Picture rail. Access to the loft.

BEDROOM ONE

14' 1 into bay max" x 10' 4" (4.29m x 3.15m)

Double-glazed bay window to the front. Built-in two door wardrobes. Picture rail. Radiator.

BEDROOM TWO

11' 4" x 11' 1" (3.45m x 3.38m)

Double-glazed window to the rear with a view over the private and landscaped garden. Two built-in wardrobes. Picture rail. Radiator.

BEDROOM THREE

10' 0 into bay max" x 7' 2" (3.05m x 2.18m)

Double-glazed bay window to the front with a view over the cul-de-sac. Picture rail. Radiator.



BATHROOM

7' 3" x 7' 0" (2.21m x 2.13m)

Obscure double-glazed window to the rear. Three-piece bath suite comprising bath with mixer taps over, thermo 'T'-bar shower with overhead and hand-held shower. Pedestal wash hand basin and low-level WC. Tiled walls, tiled floors, storage closet. Heated towel rail. Shaver point. Closet housing combination boiler.





OUTSIDE FRONT

Pathway to front door. Side pathway with 6ft wooden gate accessing into the westerly aspect landscaped rear garden.

PARKING

Off road parking for several vehicles to the front.

REAR GARDEN

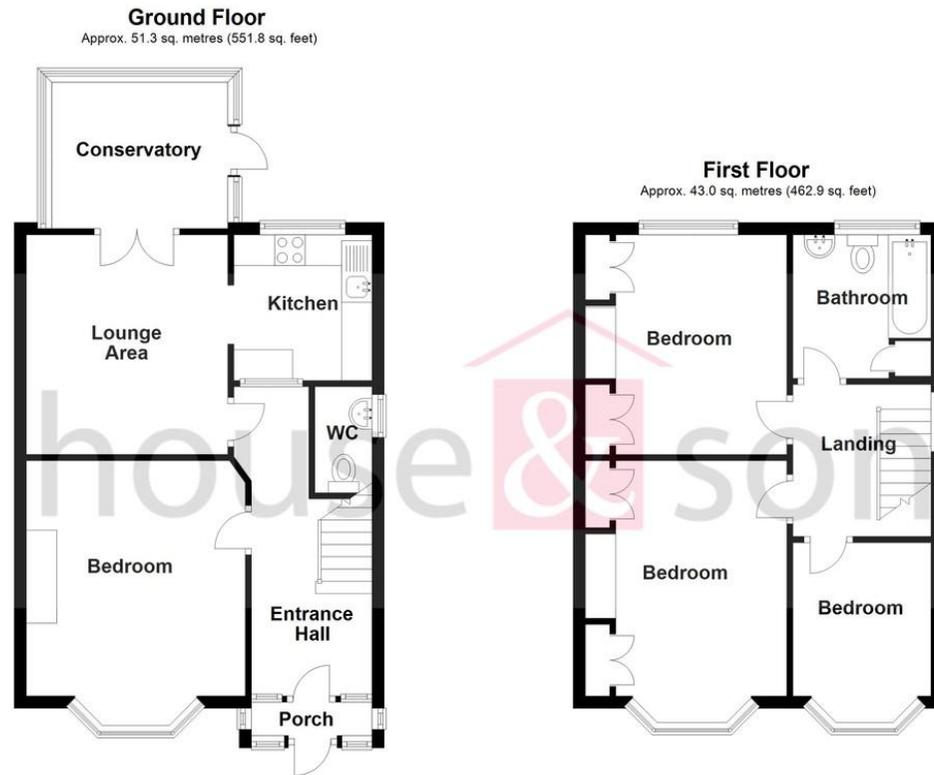
Westerly aspect. Landscaping to be completed by the seller. Raised timber/planters flower beds, 6ft panelled enclosures.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

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Energy performance certificate (EPC)

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| 8 Clive Road BOURNEMOUTH BH9 1NR | Energy rating | Valid until: | 22 February 2036 |
| | E | Certificate number: | 2077-3059-0202-6156-3204 |

Property type

Detached house