





## **HOUSE AND SON**

Guide Price £330,000 - £350,000. House and Son are delighted to be able to offer for sale this detached house comprising four bedrooms, two reception rooms, gas fired central heating and UPVC double glazing, westerly aspect rear garden and off road parking potential (see agent's note). This house is situated in a central location with good choice of primary and secondary schools including grammar and grammar streaming. Local high street shopping at Winton Banks and road travel links to further afield. Seller suited. Not to be missed.

## **ENCLOSED ENTRANCE PORCH**

**9' 0" x 4' 0" (2.74m x 1.22m)**

(Measurements include tiled shelf). Useful utility area. Provision for shoes and coats etc. Front door with obscure double glazed insert to

## **ENTRANCE HALL**

**15' 7" x 6' 6 plus return" (4.75m x 1.98m)**

Spacious reception hall, understair large storage closet. Radiator. Telephone connection point. Agents note: potential for ground floor cloakroom.

## **STORAGE/PANTRY CLOSET**

**6' 0" x 3' 1" (1.83m x 0.94m)**

Small window to side. Shelving. Wall mounted gas fired boiler. LCD 24h control.

## **LOUNGE**

**15' 7 into bay" x 12' 6" (4.75m x 3.81 m)**

Double glazed box bay window to front. Tall ceilings. "A wide and deep" reception room. Feature tiled surround fire place with display mantle and step up raised hearth. Radiator. Coved ceiling.



### **DINING ROOM**

**13' 0" x 10' 0" (3.96m x 3.05m)**

Double glazed patio doors to rear, access into sun lounge.  
Outlook over westerly aspect lawned garden. Radiator. Wall light point. Coved ceiling.

### **SUN LOUNGE**

**10' 1" x 5' 6" (3.07m x 1.68m)**

Direct access from dining room. UPVC double glazed windows to rear, dwarf brick wall. outlook over westerly aspect lawned rear garden.

### **KITCHEN**

**13' 0" x 9' 0" (3.96m x 2.74m)**

Dual aspect windows with view over westerly aspect garden.  
Stainless steel sink unit with drainer, mixer tap over. Fitted range of eye level cabinets incorporating several glass fronted displays. Further fitted range of base units incorporating drawers. Roll top work surfaces, part tiled walls. Built in double oven, built in four ring electric hob, concealed cooker hood over. Space and plumbing for washing machine. Integrated fridge/freezer. radiator. Ceramic tiled floor. Coved ceiling. Door to side access.



### **STAIRS TO FIRST FLOOR LANDING**

Access via entrance hallway. Stairs rising to first floor landing. All rooms leading off this principle area. Obscure double glazed window to side. Radiator.

### **BEDROOM ONE**

**15' 3 into bay" x 12' 7" (4.65m x 3.84m)**

Double glazed box bay window to front. coved ceiling. Radiator.

### **BEDROOM TWO**

**13' 0" x 10' 1" (3.96m x 3.07m)**

Double glazed window to rear with view over westerly aspect lawned garden.

### **BEDROOM THREE**

**9' 0" x 8' 0" (2.74m x 2.44m)**

Double glazed window to rear with view over lawned family garden. Radiator. Picture rail.







#### **BEDROOM FOUR**

**6' 8" x 5' 6" (2.03m x 1.68m)**

Double glazed window to front. Radiator.

#### **BATHROOM**

**5' 9" x 4' 8" (1.75m x 1.42m)**

Obscure double glazed window to side. Three quarter size bath, taps over. Pedestal wash hand basin, low level WC. Part tiled walls. Radiator. Access to loft.

#### **AIRING CUPBOARD**

**5' 9" x 3' 2" (1.75m x 0.97m)**

Shelved deep storage room with versatile potential for en suite etc (prospective purchasers to undertake their own enquiries).

#### **OUTSIDE FRONT**

**26' 2" x 10' 2" (8 plus, width x 3.1 min, depth)**

Boundary wall, wrought iron gate, pathway to front porch. The remaining garden is lawned. 6ft gate to side, pathway leading through to rear garden.

Agent's note: Potential for off road parking (subject to consents from BCP Council). Purchasers to make their own enquiries, should this be required.

#### **COVERED SIDE PORCH**

Useful outdoor covered utility/storage area. Leading to

#### **REAR GARDEN**

Family size westerly aspect lawned garden, well stocked flower bed borders.

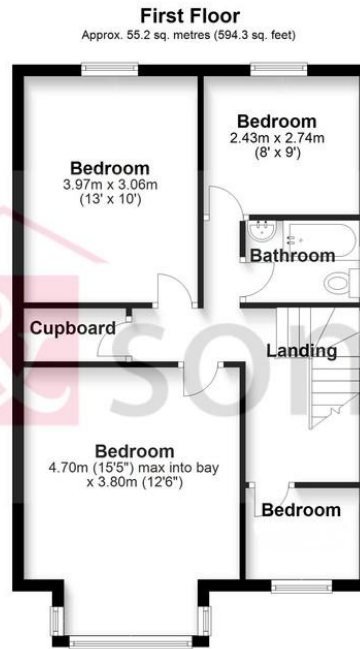
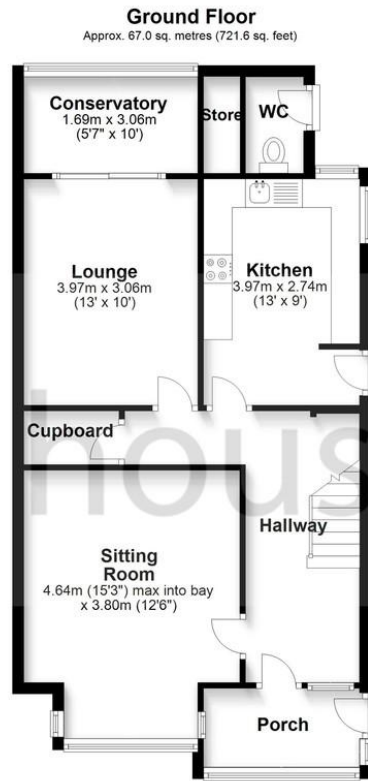
#### **AGENTS NOTE**

The Guide Price can be exceeded. the sellers decision is final.

#### **AGENT'S NOTE**

The front garden exceeds the guidance from BCP Council, the minimum requirement 4.8m x 3.1m. Prospective purchasers are to make their own enquiries prior to a commitment to purchase. No warranties are implied by either the sellers, Messrs House & Son.





Total area: approx. 122.3 sq. metres (1315.9 sq. feet)

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	