



house & son

Muscliffe Road

Bournemouth, BH9 1NJ

£315,000

- THREE BEDROOMS
- MOTIVATED SELLER
- GROUND FLOOR CLOAKS
- SPACIOUS FAMILY ROOM
- PROVISION FOR OFF ROAD PARKING
- SHAKER STYLE KITCHEN
- WESTERLY ASPECT REAR GARDEN
- VIEWING COMES HIGHLY RECOMMENDED



HOUSE AND SON

We are delighted to offer for sale this spacious three bedroom, contemporary family home. Benefits include large family room/dining room, ground floor cloak, spacious kitchen, inviting hallway, cosy snug, provision for off road parking and large westerly aspect rear garden. The property is within minutes walk of parks, local amenities and transportation links. Sitting within excellent school catchments and just a short drive away from Bournemouth town centre, castle point shopping centre and river walks. An internal viewing come highly recommended.



ENTRANCE

Wooden panelled front door to

ENTRANCE HALL/MEDIA STATION

11' 0" x 5' 5" (3.35m x 1.65m)

Radiator. Coved ceiling

LOUNGE

10' 1" x 9' 10" (3.07m x 3m)

Double glazed window to front. Radiator. A bright inviting space. TV media point. Outlook over front garden and Muscliffe Road.

DINING ROOM/LIVING ROOM

15' 6" x 13' 5" (4.72m x 4.09m)

A spacious reception area with further double doors to kitchen. Understair storage/recess. Coved ceiling.



INNER HALLWAY

Provision for storage.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear. Low level WC. Wall mounted wash hand basin. Radiator. Coved ceiling and recessed ceiling downlighters.

KITCHEN

12' 0" x 11' 8" (3.66m x 3.56m)

Shaker style kitchen, finished in cream. Stainless steel sink unit and drainer, mixer taps over. Fitted eye level units, fitted base units incorporating drawers, roll top work surfaces over, part tiled walls. Inset four ring gas hob, cooker filter hood over, single electric oven. Space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer. Breakfast bar. Pantry storage

cupboard. Double glazed window with view over private patio and lawned garden. Double glazed patio doors accessing onto gardens. Coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Accessed via lounge/dining room. Newel post handle. Double glazed window to rear. Access to loft space. Coved ceiling.

BEDROOM ONE

11' 9" x 9' 1" (3.58m x 2.77m)

Double glazed window to front. Radiator. Coved and textured ceiling.

BEDROOM TWO

11' 10" x 6' 10 plus door recess" (3.61m x 2.08m)

Double glazed window to rear with view over private

lawned garden. Built in closet housing hot water cylinder, fitted immersion. Radiator. Coved and textured ceiling.

BEDROOM THREE

8' 3" x 6' 1" (2.51m x 1.85m)

Double glazed window to front. Radiator. Coved and textured ceiling.

BATHROOM

Obscure double glazed window to rear. Bath with side and end panels, shower screen to side, taps over. Built in shower. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator.

OUTSIDE FRONT

Off road parking provision. Hedge screening.

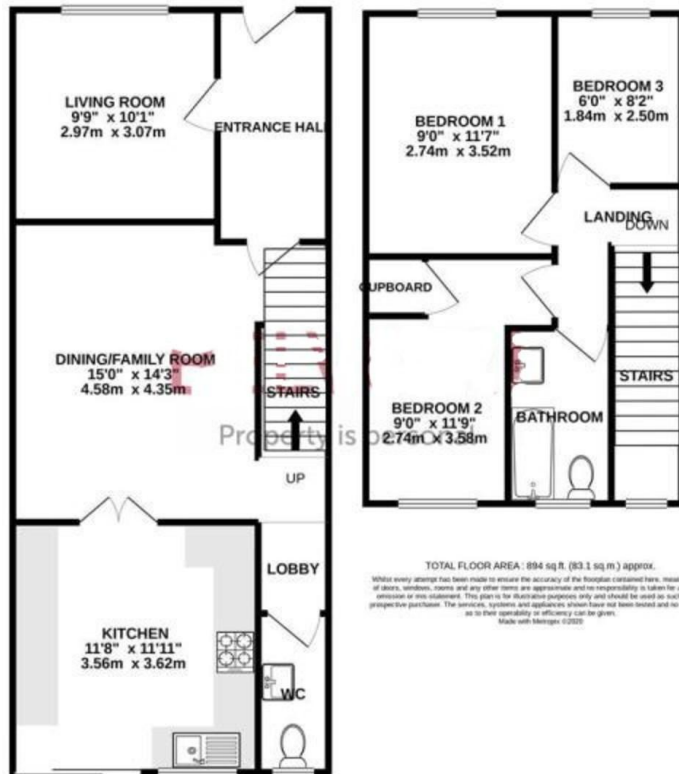
REAR GARDEN

Large patio abuts kitchen/breakfast room. The remaining garden is lawned, hedge and fence enclosures. Western aspect.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC Rating - D

OFFICE

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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 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