



house & son

## Abbott Road

Bournemouth, BH9 1ET

Guide Price £280,000 –  
£290,000

- FREEHOLD-NO CHAIN
- 3 DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- 2 SEPERATE RECEPTIONS
- GOOD CHOICE OF PRIMARY & SECONDARY SCHOOLS INCLUDING GRAMMAR
- CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING SHOPPING & WINTON RECREATION GROUNDS
- IDEAL FAMILY HOME OR INVESTMENT





## **HOUSE & SON**

Are favoured with marketing instructions for this freehold Edwardian style semi detached house boasting three double bedrooms, two reception rooms, modern kitchen/breakfast room, private rear garden and in close proximity to Winton recreation grounds, choice of good primary and secondary schooling and with easy access to Charminster and Winton High Street's for all your everyday needs. NO FORWARD CHAIN. An internal viewing comes highly recommended.

## **ENTRANCE**

UPVC double glazed panelled front door: -

## **ENTRANCE HALL**

Coarse matting, wood effect laminate flooring, radiator, recessed ceiling downlighters and coved ceiling.

## **LOUNGE**

**14' 3" into bay x 11' 5" (4.34m x 3.48m)**

UPVC double glazed bay window to front, with outlook over front garden. Radiator. Media point. Tall ceilings. Feature fireplace. Inset downlighters. Coved ceiling.

## **DINING ROOM**

**11' 8" x 12' 7" (3.56m x 3.84m)**

Dual aspect UPVC double glazed windows. Built in storage closet. Understair storage closet. Radiator. Coved ceiling.

## **KITCHEN/BREAKFAST ROOM**

**9' 6" x 9' 1" (2.9m x 2.77m)**

UPVC double glazed window to rear with outlook over lawned feature garden. 1 1/2 bowl stainless steel sink unit and drainer, mixer tap over. Fitted eye level units, fitted base units incorporating drawers. Roll top work surfaces over: -

Continued: Part tiled walls. Inset 4 ring gas hob with stainless steel finish, chrome splash back. Chimney filter hood over. Space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher. Wall mounted gas fired combination boiler. Radiator. Room for small table and chair set. Coved ceiling. Wooden panelled door access to rear garden.

## **STAIRS TO FIRST FLOOR LANDING**

Access via entrance hall. Feature newel post, spindles and handrail. First floor Landing: - Access to loft. Communicating landing/reception area. Large storage closet with shelving. Recessed ceiling downlighters and coved ceiling.

### **BEDROOM ONE**

**14' 0" into bay x 9' 8" (4.27m x 2.95m)**

Double glazed bay window to front with outlook over Abbott Road and towards Winton recreational park. Built in floor to ceiling bank of wardrobe. Recessed ceiling downlighters. TV aerial connection point. Coved ceiling.

### **BEDROOM TWO**

**10' x 9' 4" (3.05m x 2.84m)**

Double glazed window to rear with outlook out over feature lawned garden. Built in wardrobes and storage. Coved ceiling.

### **BEDROOM THREE**

**10' 0" x 9' 4" (3.05m x 2.84m)**

Double glazed window to rear with view of private lawned garden. Built in wardrobes and storage. Coved ceiling.

### **FAMILY BATHROOM**

**8' 6" x 5' 5" (2.59m x 1.65m)**

Modern three piece suite. Obscure double glazed window to front. Deep bath with side panel, mixer tap over, with shower attachment and rising rail. Folding shower screen to side. Pedestal wash hand basin. Low level WC. Heated chrome effect towel rail. Extractor fan. Coved ceiling. Tiled walls.

### **FRONT GARDEN**

Approximately 6.3m x 3.2m (max depth)

Currently with boundary wall, inset gate, easy maintenance, pathway to front door and further 6ft side gate leading to: -

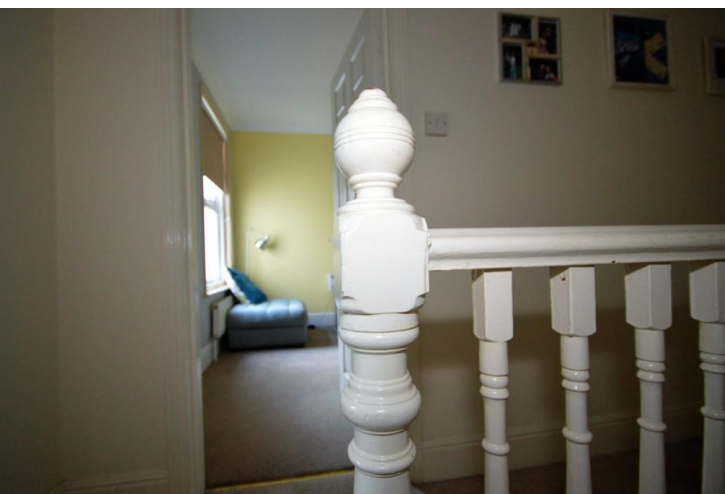
Potential for off road parking. (see agents note)

### **REAR GARDEN**

Fence enclosed. Private rear garden. Mature shrubs.

### **AGENTS NOTE**

Off road parking: - No warranties are implied by the seller or Messrs House & Son. If this is a required feature, prospective purchasers to make their own enquiries, prior to their commitment to purchase.



Ground Floor



First Floor



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

**OFFICE**

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://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