



house & son

Crichel Road

Bournemouth, BH9 1JG

Guide Price £340,000

- No Forward Chain
- Three/Four Bedrooms
- Versatile Accommodation
- Ground Floor WC
- 25ft Lounge/Dining Room
- Kitchen/Breakfast Room
- Good School Catchments
- Westerly Aspect Rear Garden



HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached "Edwardian style" property located in the ever popular Winton area. The accommodation is versatile comprising three/four bedrooms, 25ft lounge/diner, kitchen/breakfast, ground floor WC and modern bathroom. Externally, there is provision for off road parking and westerly aspect rear garden. Primary and secondary schools, Winton recreational park, high street shopping and travel links are all within close proximity.



ENTRANCE

UPVC panelled front door to

ENTRANCE HALL

15' 8" x 6' 1" (4.78m x 1.85m)

Spacious entrance hall. Understairs recess. Radiator. Dado rail. Coved ceiling.

GROUND FLOOR WC

Obscure double glazed window. Low level WC. Pedestal wash hand basin, ladder style heated towel rail.

LOUNGE/DINER

25' 6 approx" x 11' 0 max" (7.77m x 3.35m)

Overall room size.



LOUNGE AREA

Double glazed patio doors accessing onto westerly aspect garden. Dado rail. Radiator. Wall light points, TV/Media point. Archway to

DINING AREA

Dado rail. Radiator. Coved and textured ceiling.

RECEPTION ROOM/BEDROOM FOUR

14' 1" x 12' 0" (4.29m x 3.66m)

Double glazed bay window to front. Radiator. TV/media point. Textured ceiling.

KITCHEN/BREAKFAST ROOM

21' 10" x 7' 5 max" (6.65m x 2.26m)

Dual aspect double glazed windows, double glazed door with direct access onto westerly aspect garden. Radiator.

One and half bowl stainless steel sink with drainer and mixer taps over. Fitted range of high gloss white units, fitted range of base units incorporating drawers. Four ring gas hob, single electric oven, chimney cooker hood, stainless steel splashback. Space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer. There is provision for table and chair set in the breakfast area.

STAIRS TO FIRST FLOOR LANDING

Access via entrance hall. Newel posts, spindles and handrail. Obscure double glazed window to side. Coved ceiling.

BEDROOM ONE

14' 3 into bay" x 12' 1" (4.34m x 3.68m)

Double glazed bay window to front, easterly aspect. Built in wardrobes incorporating vanity display area with storage.

BEDROOM TWO

12' 11" x 12' 7" (3.94m x 3.84m)

Double glazed window to rear with view over westerly aspect lawned rear garden. Radiator. Built in two door closet.

BEDROOM THREE

9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to front. Tiled walls. Bath with side panel, hand grips, "thermos" mixer taps and shower attachment. Pedestal wash hand basin, low level WC. Heated towel rail. Recessed LED downlighters. Access to loft

LOFT

lighting and partly boarded.

OUTSIDE FRONT

30' 7" x 10' 7" (9.32m x 3.23m)

Pathway to front door. Dual pathways to either side with 6ft gates accessing to rear garden.

REAR GARDEN

Westerly aspect rear garden, fence enclosures, pathway to rear boundary, further seating area. Lawned.

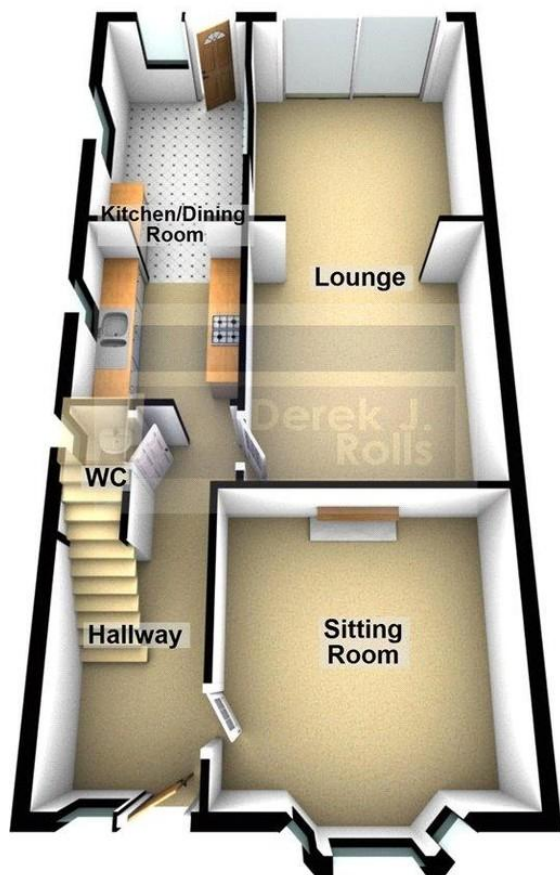
WORKS HOP/SHED

17' 0" x 6' 5" (5.18m x 1.96m)

Approximately internal measurements. Power and light.



Ground Floor



First Floor



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC Rating - D

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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