

22, Middleton Road, Bournemouth, BH9 2SU



Property overview

Guide Price £395,000

A well presented 2/3 bedroom detached house in Middleton Road, Moordown, Bournemouth.

Convenient for the amenities & recreation grounds of Redhill Park (<100 yards), Castlepoint Shopping Park (2.6 miles), Bournemouth University (1.4 miles), the popular shops, restaurants and amenities of Winton High Street (0.8 miles) as well as access for further afield with Bournemouth Town Centre (2.8 miles), Christchurch (5.6 miles) and Poole (5.6 miles).

The accommodation offers an entrance hall, open plan kitchen/diner, a lounge, a conservatory and wet room on the ground floor.

Upstairs, there are two bedrooms, a box/study/dressing room, and a bathroom.

Externally, there is a landscaped southerly facing garden with workshop/outbuildings.

The property also benefits from gas-fired central heating, a log burner in the lounge, UPVC double glazing and driveway parking.



Accommodation

Front External:

Front garden section enclosed by dwarf wall, pocket door to side/rear access, front door to:

Entrance Hall: 6' 10" x 5' 0" (2.08m x 1.52m)

Opening to lounge, radiator, door to wet room, opening to:

Open Plan Kitchen/Diner: (L-Shaped) 16' 0" max x 13' 1" max (4.87m x 3.98m)

Spotlights, windows to side aspects, range of eye and base level units, cupboard housing VAILLANT gas fired combination boiler, range cooker with 5 ring gas hob and extractor over, stainless steel sink bowl, space for American fridge/freezer, space for washing machine, French doors to conservatory, opening to entrance hall and open plan with:

Lounge: 17' 3" x 11' 1" (5.25m x 3.38m)

Window to front and side aspects, radiator, log burner, stairs to first floor landing.

Wet Room: 6' 2" x 2' 11" (1.88m x 0.89m)

Sloped ceiling, extractor fan, fully tiled walls, ladder style towel radiator, waterfall shower with mixer controls, wash hand basin with mirror above, WC.

Conservatory: 6' 11" x 6' 1" (2.11m x 1.85m)

UPVC glazed roof, windows to side aspects, french doors to garden.

First Floor Landing: 9' 4" max x 7' 4" max into stairwell (2.84m x 2.23m)

Windows to front and side aspect, doors to accommodation and door to:

Bathroom: 12' 1" x 4' 9" (3.68m x 1.45m)

Part tiled walls, short bath with mixer taps and shower controls with waterfall and handheld attachments over, window to side aspect, radiator, WC, wash hand basin with vanity mirror over.

Inner Hall: 4' 2" x 4' 0" (1.27m x 1.22m)

High level shelving, doors to accommodation.

Bedroom One: 12' 10" x 10' 10" (3.91m x 3.30m)

Window to front and side aspect, radiator.

Bedroom Two: 11' 2" max x 8' 2" (3.40m x 2.49m)

Hatch to loft, window to rear aspect, radiator, recess providing storage.

Bedroom Three: 5' 11" x 5' 9" (1.80m x 1.75m)

Window to rear aspect, extractor fan, radiator, laid to laminate flooring.

Garden:

Southerly facing, laid to patio slabs and grass, enclosed by fence and wall, raised and ground level flower beds, path to side access, trellis arch path leading to garage/outbuildings.

Garage/Workshop/Outbuilding:

Split into two sections:

Section One: 11' 5" max x 9' 2" max (3.48m x 2.79m)

Light point, window to front aspect, sloped ceiling, electric sockets, work bench.

Section Two: 9' 9" x 9' 2" (2.97m x 2.79m)

Light point, sloped ceiling, power sockets, window to front aspect.

Side Path/Access:

Outside tap, log store with sloped roof and guttering, pocket door to front.

Photography













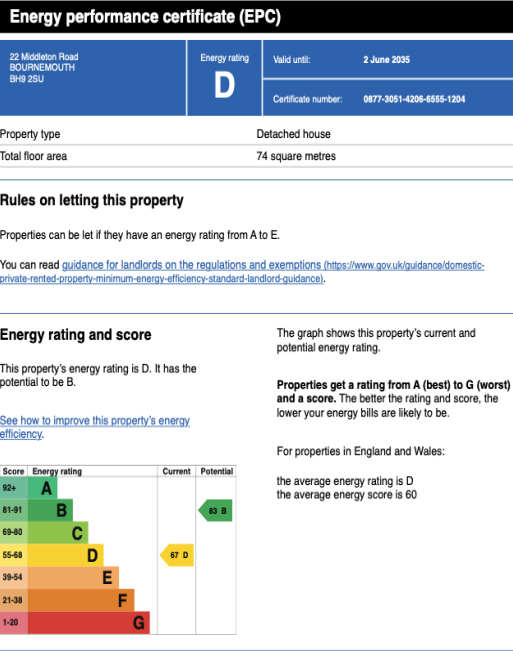


Floor Plan

EPC



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