



13 Cowper Road  
, Bournemouth, BH9 2UJ

**Offers in excess of £525,000**





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, Bournemouth, BH9 2UJ

- STUNNING FAMILY HOME - MODERNISED TO A HIGH STANDARD - VIEWINGS ESSENTIAL TO FULLY APPRECIATE - QUIET RESIDENTIAL ROAD NEAR TO AN ARRAY OF LOCAL SHOPS -

St Quintin Estate Agents are pleased to offer for sale this detached character property which has been refurbished and modernised, located in a popular residential area. The accommodation comprises three reception rooms, cloakroom, kitchen, four bedrooms, bathroom, (Approx. 77 ft) rear garden with large secure outbuilding, an office/ summer house.

### ENTRANCE HALL

Coved ceiling. Cupboard housing electric meters. Wood block flooring. Thermostatic control. Radiator. Understairs storage.

### MAIN RECEPTION

15' (4.57m) into bay x 12'2" (3.7m) to fireplace. Coved ceiling. Double glazed bay windows to front elevation. Fireplace with tiled hearth and wooden mantle. Radiator.

### RECEPTION TWO

13'2" (4.01m) x 9'3" (2.82m) to fireplace (currently used as study). Coved ceiling. Patio door leading to front elevation. Fireplace with tiled hearth and wooden mantle. Radiator. Door leading to small lean to conservatory.

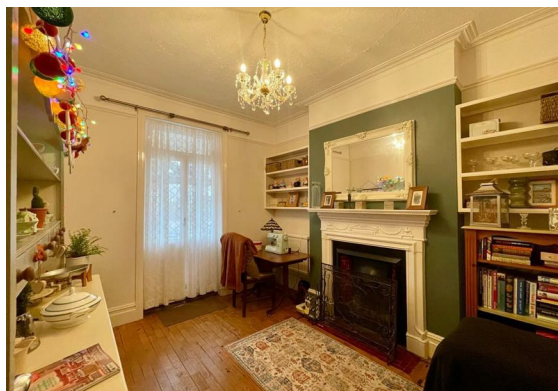
### DINING ROOM

11'9" (3.58m) x 9'9" (2.97m) to fireplace. Fireplace with tiled hearth and wooden mantle. Single glazed patio door to rear elevation. Storage cupboard, Radiator. Door to:-

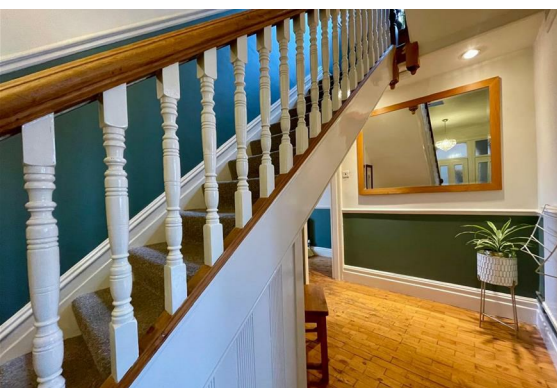
CLOAKROOM Spotlight. Double glazed window to side elevation. Tiled flooring.

### KITCHEN

11'6" x 11'4" (3.5m x 3.45m). Spotlights. Newly Installed Stable Door to side access and garden. Double glazed window to rear elevation. Range of floor and wall mounted solid oak storage cupboards with adjoining solid oak roll top work surfaces. Integrated dishwasher, fridge and freezer. Tiled flooring. Butler sink with tiled splashbacks. Radiator. Obscure window to side elevation.

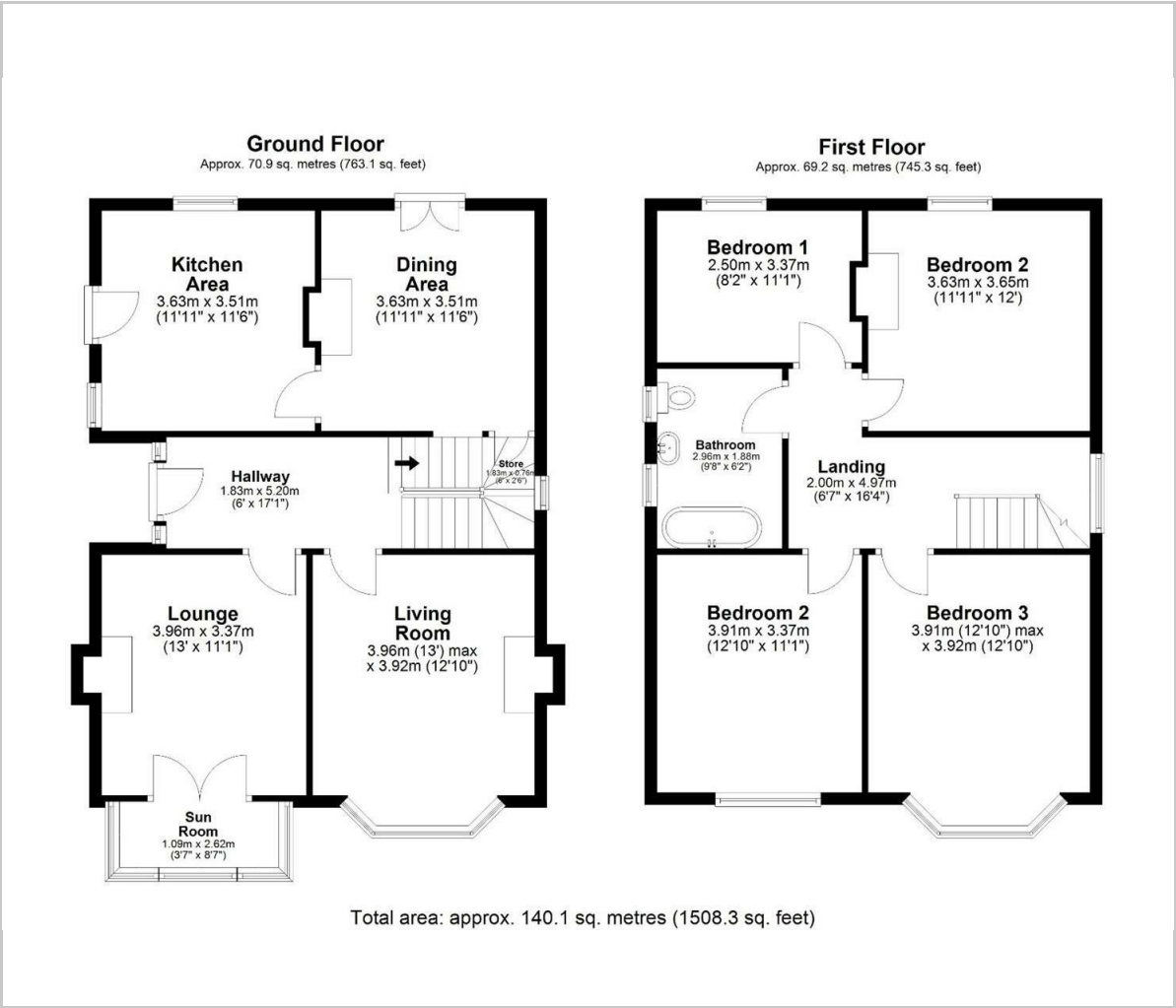








Floor Plan



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

