



Muscliffe Road, Moordown, Bournemouth BH9 1QA

£375,000

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DORSET & NEW FOREST ESTATE AGENTS



THREE BEDROOM DETACHED HOUSE WITH VERSATILE ACCOMMODATION, SET IN A POPULAR LOCATION WITH SOUGHT-AFTER SCHOOL CATCHMENTS

From the welcoming entrance hall of this charming character home you will find two generously sized separate reception rooms. The lounge to the front of the property offers an ideal space to relax with family and friends and includes a bay window and an impressive feature fireplace. The adjacent second reception room offers a variety of options, either as a dining room, study or even additional bedroom accommodation as desired.

The hallway continues through to a spacious kitchen/breakfast room, offering plenty of storage with a range of built units, as well as an understairs cupboard and plenty of room for appliances. There is also ample space for a table and chairs, making it a practical yet sociable space for everyday family living. The property further benefits from a conservatory to the rear, which provides an ideal additional reception space to relax and overlook the garden.

Upstairs, three bedrooms are found, offering ample space for family, guests or as a home office. The size of the main bedroom is a particular feature of the property as it spans the entire width of the house, a feature seldom found in homes built in this period. Each bedroom retains original fireplaces, adding character and creating a cosy, homely feel. A ground floor cloakroom as well as a modernised family bathroom upstairs add to the home's functionality. The property has also been newly redecorated throughout in white, creating an ideal blank canvas for new owners to enjoy.

Outside, the private rear garden is fully enclosed and offers a peaceful retreat, perfect for outdoor meals or simply relaxing in the sunshine. The majority of the garden is currently laid to artificial lawn, with the remainder being paved to create patio areas. A useful lean-to can be found to the side of the property, providing further storage space. Unrestricted on-road parking is available to the front, with the potential for creating forecourt off-road parking (subject to any necessary permissions).

The popular location is a key feature of this property, set within catchment areas of sought-after schools and being just a short distance from the shops, restaurants and facilities of Moordown, Charminster and Winton.

Castlepoint Shopping Centre and Bournemouth town centre are also close by, offering a wide variety of retail and leisure options. This delightful home combines characterful features with everyday practicality and is offered for sale with vacant possession and no forward chain. Don't miss the chance to make it your new home!





KEY FEATURES

- Well-Presented Detached House
- Newly Redecorated Throughout
- Three First Floor Bedrooms & Two Reception Rooms
- Spacious Kitchen/Breakfast Room & Conservatory
- Ground Floor WC & First Floor Bathroom
 - Enclosed Rear Garden
- On-Road Parking with Potential Off-Road Parking (Subject to Permission)
 - Popular School Catchments
- Near to Shops, Restaurants & Facilities in Moordown, Charminster, Winton & Castlepoint
 - Vacant Possession & No Forward Chain







ADDITIONAL INFORMATION

Tenure: Freehold

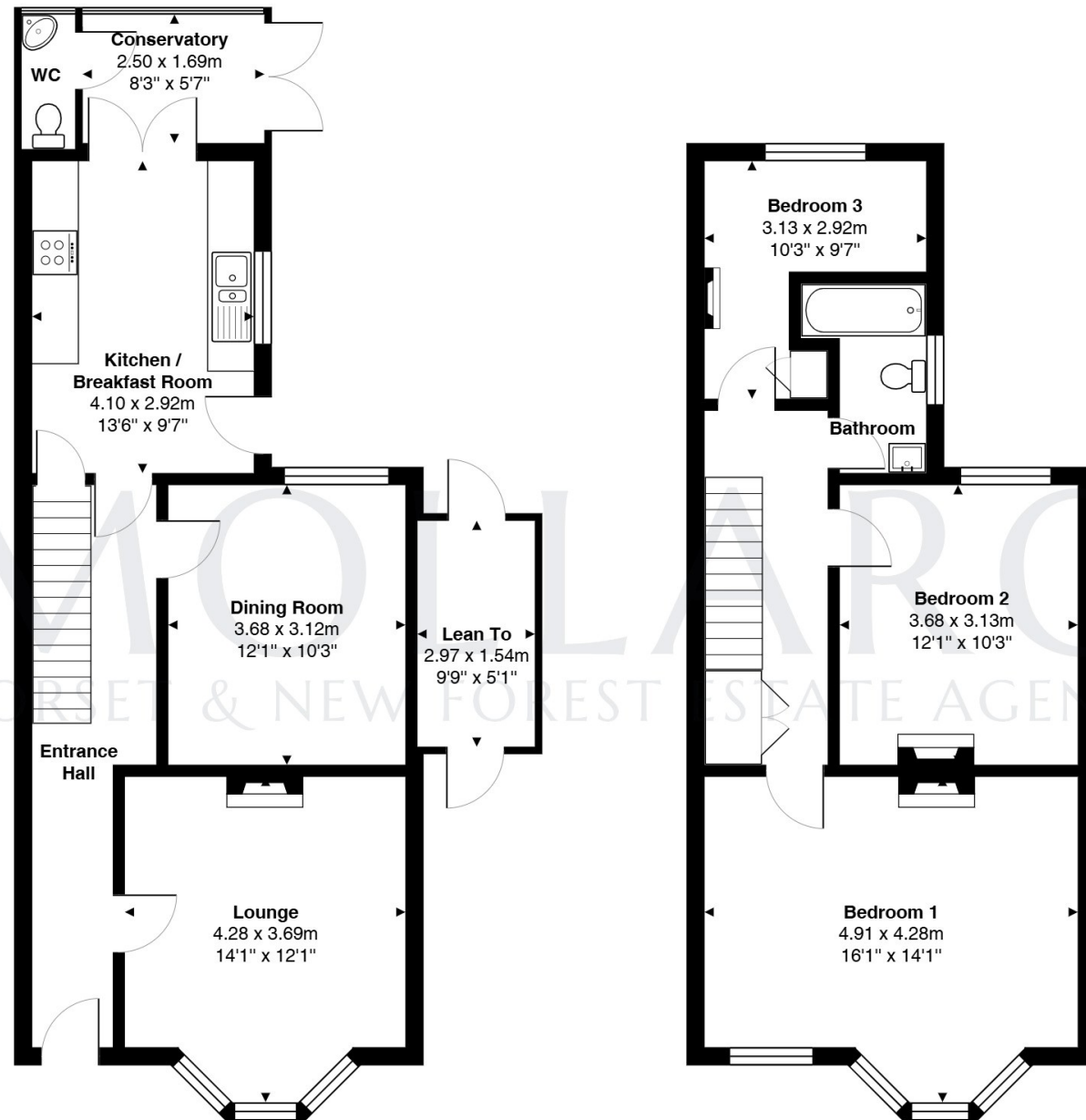
Council Tax: Band C - BCP Council

Energy Performance Certificate (EPC) Rating: D (66)

Parking: Non-restricted on road parking. There may be the possibility to create forecourt parking at the front of the property subject to any necessary permissions.



FLOORPLAN



Total Area: 110.9 m² ... 1194 ft²

All measurements are approximate and for display purposes only



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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