



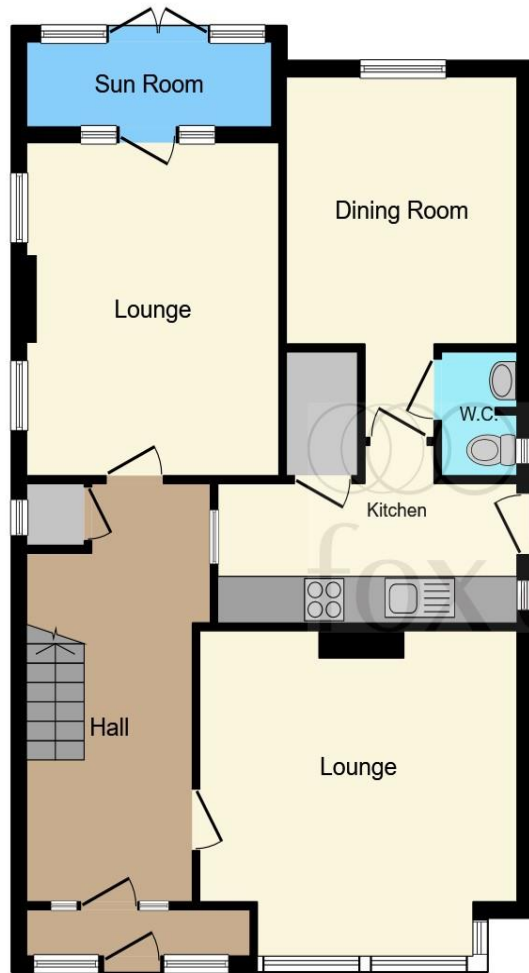
Leamington Road, Bournemouth BH9 1DD

welcome to

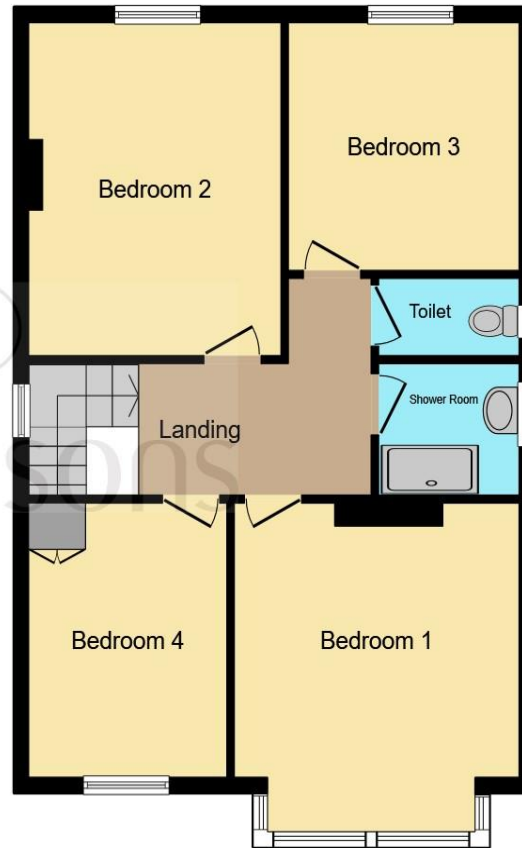
Leamington Road, Bournemouth

Substantial FOUR bedroom DETACHED family home in the WINTON area. The property has off road parking and is in need of modernisation throughout. The property is offered with NO FORWARD CHAIN.





Ground Floor



First Floor

Total floor area 146.5 sq.m. (1,577 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

19' x 7' 8" (5.79m x 2.34m)

Downstairs Wc

5' 5" x 3' 10" (1.65m x 1.17m)

Lounge

14' 9" x 14' 5" (4.50m x 4.39m)

Reception Room Two

15' 10" x 10' 5" (4.83m x 3.17m)

Reception Room Three

13' 5" x 11' 7" (4.09m x 3.53m)

Kitchen

14' 2" x 7' 6" (4.32m x 2.29m)

Landing

15' 4" x 8' 7" (4.67m x 2.62m)

Bedroom One

13' 10" x 11' 7" (4.22m x 3.53m)

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom Three

14' 10" x 13' 4" (4.52m x 4.06m)

Bedroom Four

11' 5" x 8' 9" (3.48m x 2.67m)

Bathroom

6' 8" x 5' 11" (2.03m x 1.80m)

welcome to

Leamington Road, Bournemouth

- Detached four bedroom home
- Perfect for investment buyers
- In need of modernisation
- Large rear garden with low maintenance
- Highly sought after quiet residential area of Winton

Tenure: Freehold EPC Rating: E

guide price

£425,000



view this property online fox-and-sons.co.uk/Property/WTN108484

Please note the marker reflects the postcode not the actual property



Property Ref:
WTN108484 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk