



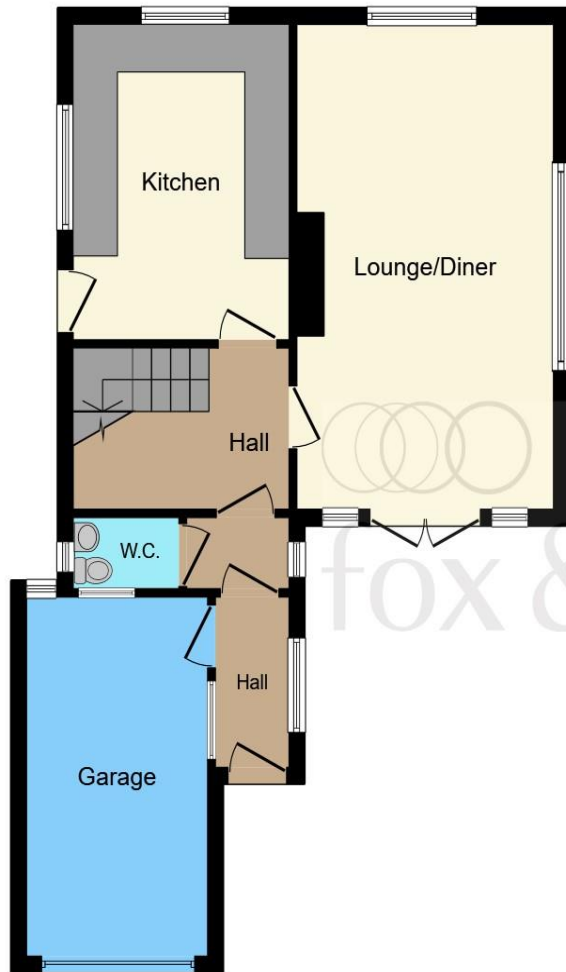
Frederica Road, Bournemouth BH9 2LX

welcome to

Frederica Road, Bournemouth

This SUBSTANTIAL well presented DETACHED HOUSE is located in the ever popular area of WINTON convenient proximity of Bournemouth town centre and WINTON HIGH STREET. The property also benefits from OFF ROAD PARKING, garage and EAST & WEST FACING GARDEN.





Ground Floor



First Floor

Total floor area 95.8 m² (1,031 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

Cloakroom

Lounge

20' x 11' 6" max (6.10m x 3.51m max)

Kitchen

13' x 9' 7" (3.96m x 2.92m)

Garage

14' 10" x 8' (4.52m x 2.44m)

First Floor Landing

Bedroom One

11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom Two

11' 6" max x 9' 6" (3.51m max x 2.90m)

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

Bathroom

welcome to

Frederica Road, Bournemouth

- Detached Three Bedroom Family Home
- Private Garage With Excellent Storage
- Off-Street Parking
- Further Room For Improvement
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

£330,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109300



Property Ref:
WTN109300 - 0005

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.

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