



Privet Road, Bournemouth BH9 2NS

welcome to

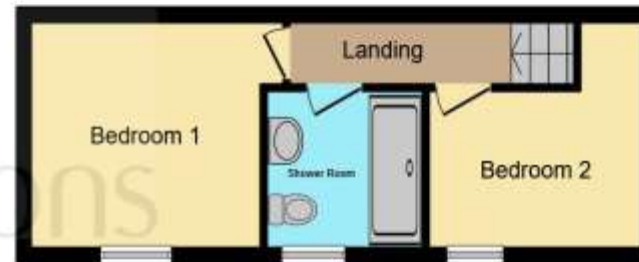
Privet Road, Bournemouth

Fox and sons are delighted to offer to the market this beautifully refurbished 2 bedroom semi-detached cottage style property in the heart of Winton boasting two bedrooms, modern kitchen and bathroom, large open plan living/diner, garden room, driveway for one car and landscaped rear garden.





Ground Floor



First Floor

Total floor area 68.0 sq.m. (732 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.

The ground floor accommodation consists of an entrance porch, large open plan living dining room, contemporary fully fitted kitchen and garden room with lots of storage. Upstairs, the property offers a double bedroom, a generous second bedroom and a modern, walk in shower room.

Externally, the property hosts a private rear garden with side access, mainly laid to lawn with patio area near the property and decking with pergola and shed storage at the bottom of the garden. The property also hosts a driveway for one car.

Entrance Porch

Dining/living Room

29' 4" x 9' 8" (8.94m x 2.95m)

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)

Garden Room

10' 10" x 7' 7" (3.30m x 2.31m)

Bedroom 1

11' 10" x 9' 8" (3.61m x 2.95m)

Bedroom 2

10' x 9' 10" (3.05m x 3.00m)

Bathroom

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- Large Open Plan Lounge Diner
- Driveway for One Car
- Beautifully Modernised
- Contemporary Kitchen with Integrated White Goods
- Walk In Shower Room

Tenure: Freehold EPC Rating: E

guide price

£315,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109203



Property Ref:
WTN109203 - 0007

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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