



**Alton Road, Bournemouth BH10 4AF**



**welcome to**

**Alton Road, Bournemouth**

Fox & Sons are pleased to bring to market this three double bedroom detached family home. The property has charming character throughout that creates a cottage style homely feel. The property is well presented, in prime location of school catchment. The property is situated on a prime corner plot, w



Fox and Sons are proud to market this beautiful three bedroom character home on the outskirts of Talbot Village, Bournemouth. The property has cottage features throughout, creating comfort through the fixtures and fittings. The property is well presented throughout and benefits from being situated on a corner plot, with a wraparound garden, and ample off road parking for multiple vehicles.

Upon entry into the property through the porch way, you are greeted with two reception rooms and a modern kitchen. The lounge is the full length of the property with a focal fireplace. The dining room and master bedroom both feature the original wooden flooring.

The first floor accommodation offers three double bedrooms, bedroom one and three overlook the front aspect of the property on Alton Road, with bedroom two overlooking the rear aspect. The shower room had a double walk in shower, WC, hand wash basin.

The property is in perfect catchment area for Glenmoor Academy and St Marks School, double glazing throughout the property and gas central heating. The property has a low maintenance garden that gives privacy throughout.



**Ground Floor**



**First Floor**

Total floor area 88.7 sq.m. (955 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 Porch**

**Entrance Hall**

**Lounge**

19' 9" x 13' 11" ( 6.02m x 4.24m )

**Dining Room**

10' 10" x 10' 9" ( 3.30m x 3.28m )

**Kitchen**

10' 9" x 7' ( 3.28m x 2.13m )

**Bedroom 1**

14' x 10' 5" ( 4.27m x 3.17m )

**Bedroom 2**

13' 11" x 8' 9" ( 4.24m x 2.67m )

**Bedroom 3**

11' x 10' 8" ( 3.35m x 3.25m )

**Shower Room**

welcome to

## Alton Road, Bournemouth

- Charming cottage of three double bedroom detached family home
- Gated Off Road Parking For Multiple Large Vehicles
- Two Reception Rooms
- Wrap Around Garden
- Modern Yet Characterful Features Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN109272 - 0006

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