









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

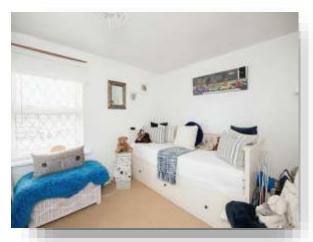














Total floor area 88.7 sq.m. (955 sq.ft.) approx

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.

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.

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

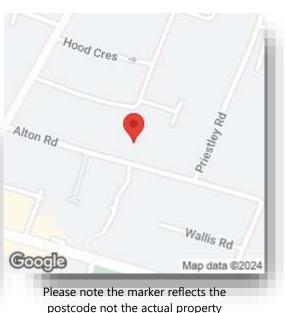
offers in excess of

£400,000









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Property Ref: WTN109272 - 0006 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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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.