



**Alton Road, Bournemouth BH10 4AA**

**welcome to**

**Alton Road, Bournemouth**

Well-presented three-bedroom detached character home in a sought-after school catchment. Offers two reception rooms, kitchen with utility, modern bathroom, sunny rear garden and tandem garage, with easy access to Bournemouth and Poole.





## Entrance Hall

## Lounge

23' 7" x 11' 6" max ( 7.19m x 3.51m max )

## Kitchen

14' 7" x 9' 10" ( 4.45m x 3.00m )

## Conservatory

8' 10" x 8' 2" ( 2.69m x 2.49m )

## Landing

## Bedroom One

13' 5" max x 9' 10" ( 4.09m max x 3.00m )

## Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

## Bedroom Three

11' 10" x 10' ( 3.61m x 3.05m )

## Bathroom

## Wc

## Garage

42' 2" x 14' 1" max ( 12.85m x 4.29m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Alton Road, Bournemouth

- Detached character home in prime school catchment
- Three spacious bedrooms & modern family bathroom
- Two reception rooms plus kitchen & utility
- Sunny rear garden with patio seating area
- Off-road parking & three-car tandem garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WTN110558 - 0006

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