









welcome to

St. Margarets Road, Bournemouth

Spacious 3/4-bed detached bungalow in Ensbury Park with 28' lounge/diner, modern kitchen, two bathrooms, garage, and west-facing garden. Flexible layout with off-road parking. Close to shops, Winton High Street, and transport links. Freehold. Viewing essential!















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

Entrance Hall

Living Room

12' x 10' 6" max (3.66m x 3.20m max)

Dining Room

15' 9" into door recess x 10' 6" (4.80m into door recess x 3.20m)

Kitchen

Irregular Shaped Room 15' 7" x 12' 2" ($4.75m \times 3.71m$)

Bedroom One

11' 7" max x 11' not inc bay (3.53m max x 3.35m not inc bay)

Bedroom Two

 $11' 1" \times 11' 1"$ not inc bay ($3.38m \times 3.38m$ not inc bay)

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

Lounge/Bedroom Four

15' 3" not inc bay x 12' (4.65m not inc bay x 3.66m)

Shower Room

Bathroom

Garage

Irregular Shaped Room 17' 9" x 9' 7" max (5.41m x 2.92m)

welcome to

St. Margarets Road, Bournemouth

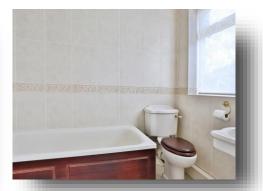
- Three/Four bedrooms with flexible layout
- 28' lounge/diner with garden access
- Two bathrooms including walk-in shower
- Kitchen/breakfast room
- Westerly aspect landscaped rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110227



Property Ref: WTN110227 - 0003 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.





01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset, BH9 2AO



fox-and-sons.co.uk

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.