



Cardigan Road, Bournemouth BH9 1BD

fox & sons

welcome to

Cardigan Road, Bournemouth

Spacious detached home in Winton, close to Charminster and Bournemouth town centre. Features include lounge with bay window, dining room/bedroom 4, fitted kitchen, two bathrooms, private garden, garage, and off-road parking. Ideal location near shops, schools, and beaches.





Ground Floor

First Floor

Entrance Hall

Shower Room

Lounge

11' 11" into bay x 11' 6" (3.63m into bay x 3.51m)

Dining Room / Bedroom Four

13' max x 11' 6" (3.96m max x 3.51m)

Kitchen

14' 4" max x 9' 6" (4.37m max x 2.90m)

Landing

Bedroom One

11' 11" into bay x 11' 6" (3.63m into bay x 3.51m)

Bedroom Two

13' max x 11' 6" (3.96m max x 3.51m)

Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m)

Bathroom

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

welcome to

Cardigan Road, Bournemouth

- Detached home in sought-after Winton location
- Flexible layout with dining room/bedroom 4 option
- Lounge with bay window and fitted kitchen
- Downstairs shower room plus family bathroom
- Private rear garden, garage, and off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£360,000



view this property online fox-and-sons.co.uk/Property/WTN109540

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.



Property Ref:
WTN109540 - 0004



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk