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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£260,000



Cranmer Road, Winton, Bournemouth, Dorset, BH9 1JU

- * **Semi-Detached House** * **80 Sq' M** *
- * Three Bedrooms * Lounge Through Dining Room *
- * Ground Floor Bathroom * Good-Sized Kitchen *
- * GCH * D/G * Ex-Rental in Need of Modernisation *
- * Lawned Rear Garden * Vacant & Chain Free *
- * **EPC D-Rated** * **Council Tax Band C** *

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Cranmer Road, Winton, Bournemouth, Dorset, BH9 1JU:

UPVC double glazed front door leads into entrance porch which in turn leads via aluminium glazed door into:

Entrance Hallway:

Coved and textured ceiling with ceiling light point. Single panelled radiator. Cupboard housing electric meter and consumer unit.

Lounge Through Dining Room:

23' 11 x 12' 1 / 7.29m x 3.68m (approx')

Having textured ceiling with two ceiling light points and dado rail. UPVC double-glazed window to front aspect and UPVC double-glazed casement doors to garden. Two single panelled radiators and fire surround. Television point.

Kitchen:

14' x 7' 8 / 4.27m x 2.34m (approx')

Having plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect and UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space and connection for gas cooker. Space for fridge freezer and space and plumbing for washing machine. Splash back tiling and access to under stairs storage cupboard. Door gives access to:

Ground Floor Bathroom:

8' 2 x 6' 2 / 2.49m x 1.88m (approx')

Textured sloping ceiling, ceiling light point and frosted UPVC double-glazed frosted windows to side and rear aspects. Panelled bath with electric shower over. Low-level WC and pedestal wash hand basin. Single panelled radiator and wall mounted gas central heating boiler. Splash back tiling and tiled flooring.

Staircase from hallway to first floor landing

Landing:

At half landing, UPVC double-glazed window to rear aspect. Landing level having coved and textured ceiling with ceiling light point. Single panelled radiator and central heating thermostat. Hatch providing access to loft.

Bedroom One:

11' 8 x 10' 4 / 3.56m x 3.15m (approx')

Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator and cupboard housing pre-lagged hot water cylinder tank with shelved storage.

Bedroom Two:

10' 8 x 10' 5 / 3.25m x 3.18m (approx')

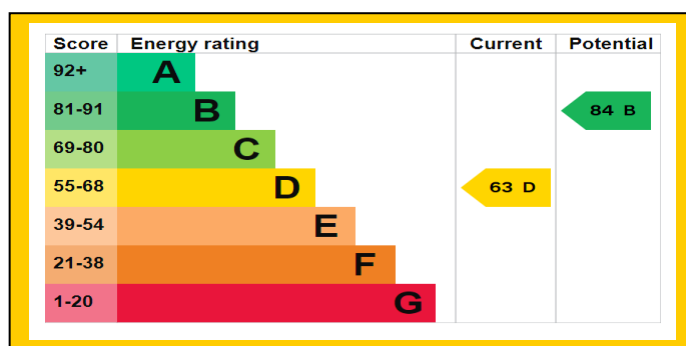
Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator and wood laminate flooring

Bedroom Three:

7' 4 x 6' 6 / 2.24m x 1.98m (approx'). Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Outside:

Front garden being walled laid partly to lawn with hard standing. 60ft Rear garden laid partially to patio with the remainder laid to lawn with an array of mature and established trees, bushes and screening shrubs. Please note: Driveway and an area of land at rear of plot is not conveyed.





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80 Square Metres
861 Square Feet

Ground Floor **First Floor**

