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Sales, Lettings & Block Management

DETACHED HOUSE

£300,000



Abbott Road, Winton, Bournemouth, Dorset, BH9 1EU

- * **Detached House** * **88 Sq' M / 947 Sq' Ft** *
- * **Three Bedrooms** * **Two Reception Rooms** *
- * **Separate Kitchen** * **FF Shower Room** *
- * **Lawned South Easterly Facing Garden** *
- * **C4 Use** * **Vacant Possession** * **Chain Free** *
- * **EPC D-Rated** * **Council Tax Band C** *

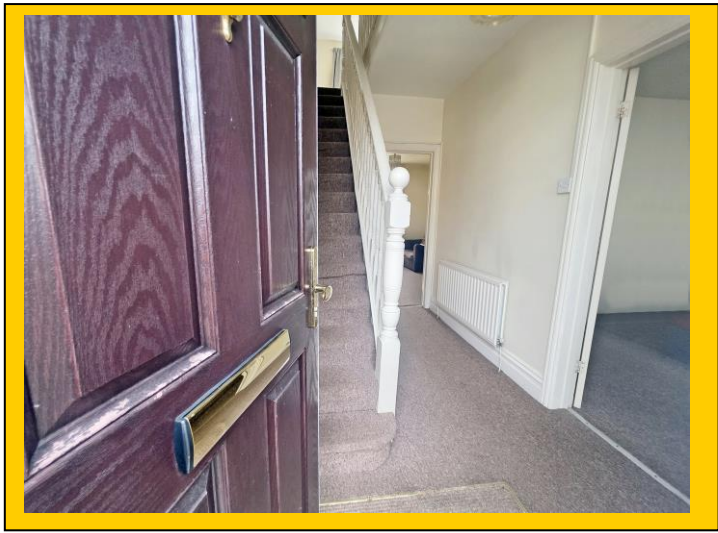
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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

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Walled front garden with side aspect gate to rear garden. Composite front door leads via pathway into:

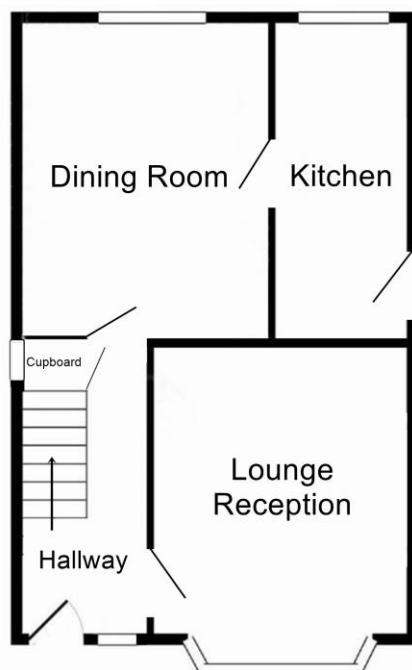
<u>Entrance Hallway:</u>	Plain ceiling, ceiling light point and mains wired smoke detector. Double panelled radiator and UPVC double-glazed window to front aspect. Under stairs storage cupboard housing with frosted window to side aspect and houses electric meter & consumer unit.
<u>Lounge Reception Room:</u>	<u>13' 8 x 11' 11 / 4.16m x 3.63m (approx').</u> Textured ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.
<u>Dining Room:</u>	<u>13' 1 x 11' 10 / 3.99m x 3.61m (approx').</u> Textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator and central heating thermostat.
<u>Kitchen:</u>	<u>13' 1 x 6' 4 / 3.99m x 1.93m (approx').</u> Textured ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed window to rear aspect. UPVC double-glazed door to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Double panelled radiator. Wall mounted gas central heating boiler. Splash back tiling.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	Papered ceiling, ceiling light point and mains wired smoke detector. UPVC double-glazed window to side aspect. Access to loft via pull-down ladder with loft light.
<u>Bedroom One:</u>	<u>13' 8 x 11' 11 / 4.16m x 3.63m (approx').</u> Textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.
<u>Bedroom Two:</u>	<u>13' 1 x 8' 10 / 3.99m x 2.69m (approx').</u> Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
<u>Bedroom Three:</u>	<u>9' 4 x 8' 7 / 2.84m x 2.62m (approx').</u> Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
<u>Shower Room:</u>	<u>6' 8 x 6' 5 / 2.03m x 1.96m (approx').</u> Textured ceiling, ceiling light point and extractor. Frosted UPVC double-glazed window to front aspect. Shower cubicle with fitted power shower. Pedestal wash hand basin with mixer tap, low-level WC and single panelled radiator. Tiled walls and tiled flooring. Cupboard housing hot water cylinder.
<u>Rear Garden:</u>	To a south easterly aspect and laid to hard standing with the remainder laid to elevated lawn. Having fenced boundaries and rear walled boundary, the property benefits from good levels of privacy from the properties behind.



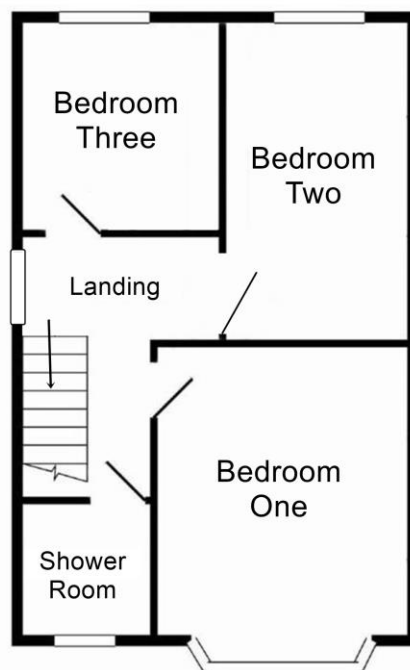


**88 Square Metres
947 Square Feet**

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Ground Floor



First Floor