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DETACHED STUDENT HOUSE

£379,950



Frederica Road, Winton, Bournemouth, Dorset, BH9 2LZ

*** A SHORT WALK TO BOURNEMOUTH UNIVERSITY * FOUR LET BEDROOMS ***
*** COMMUNAL LOUNGE RECEPTION * FEATURE 18ft LOUNGE / DINER ***
*** GF CLOAKROOM * FIRST FLOOR BATHROOM * UPVC DG & GCH ***
*** LAWNED GARDEN * DRIVEWAY PARKING & GARAGE ***
*** LET TO FOUR UNIVERSITY SHARERS AT £1700 pcm UNTIL SUMMER 2021 ***
*** IDEAL BUY TO LET / INVESTMENT OPPORTUNITY * PRIME LOCATION ***

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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.

Frederica Road, Winton, Bournemouth, Dorset, BH9 2LZ:

Frosted UPVC double-glazed front door leads into:

Entrance Hallway: Having coved and papered ceiling with ceiling light points. UPVC double-glazed window to side aspect. Double panelled radiator with radiator cover over, recessed under stairs storage and central heating controls. Access to:

Ground Floor Cloakroom: Having light point and frosted UPVC double-glazed window to side aspect. Vanity unit with inset wash hand basin and low-level WC.

Reception Room One (Communal Living Room): **18' 4 x 11' 9 / 5.6m x 3.6m (approx').** Having coved and papered ceiling with ceiling light point. and smoke detector. UPVC double-glazed window to front aspect. Single panelled radiator and television point. Door provides access to:

Reception Room Two (Arranged as a Bedroom): **10' 2 x 9' 2 / 3.1m x 2.8m (approx').** Having coved and textured ceiling with ceiling light point. Sliding patio door leading to conservatory. Single panelled radiator.

Conservatory: Being UPVC with light point and sliding door providing access to garden.

Kitchen: **10' 3 x 9' 10 / 3.1m x 3m (approx').** Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect with glazed door leading 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 electric hob and cooker hood over. Space and plumbing for washing machine, space for two under counter fridges and freezer. Splash back tiling.

Staircase from hallway to first floor landing

Landing: At landing level, UPVC double-glazed window to side aspect. Papered ceiling with ceiling light point and hatch providing access to loft. Linen cupboard.

Bedroom One: **16' 3 x 10' 2 / 5m x 3.1m (approx').** Having textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator and fitted wardrobe.

Bedroom Two: **10' 6 x 10' 3 / 3.2m x 3.1m (approx').** Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and fitted wardrobe.

Bedroom Three: **8' 1 x 7' 19 / 2.5m x 2.4m (approx').** Having textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Bathroom: Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower mixer tap over. Pedestal wash hand basin, ladder style heated towel rail and cupboard housing gas central heating combination boiler.

Separate Cloakroom: Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low level WC.

Outside: Front of property being laid to block paving providing off road parking for three plus vehicles. Garage with up-and-over door at 18' 3 x 8' 2 / 5.6m x 2.5m.
Rear garden laid mainly to lawn with the remainder laid to patio



