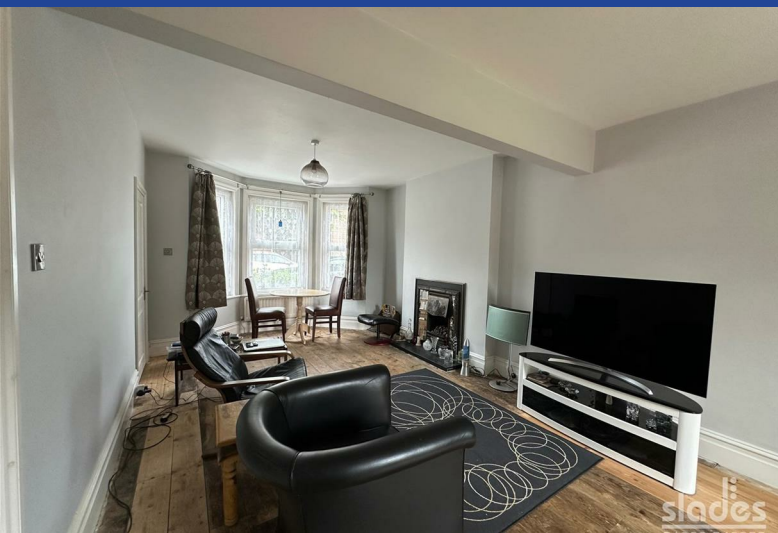




63 Muscliffe Road

Winton, Bournemouth, BH9 1PZ

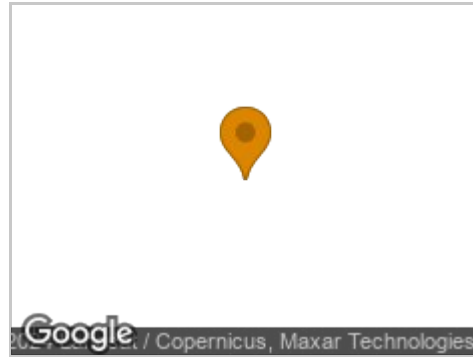
Offers In Excess Of £395,000



Road Map



Hybrid Map



Terrain Map



Floor Plan



- FAMILY SIZE DETACHED HOUSE
- 3 GOOD SIZED BEDROOMS
- 7 METRE LIVING ROOM
- LARGE WELL EQUIPPED KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- AMPLE OFF ROAD PARKING
- SUNNY GARDEN
- NO CHAIN

Viewing

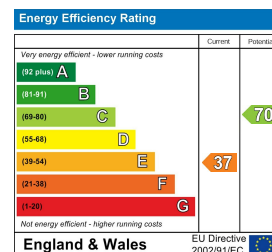
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



**** NO FORWARD CHAIN ** A bright and spacious detached family home in this sought after and convenient location being only a short walk to all local amenities.**



The accommodation with approximate room sizes comprises of a stained and leaded glazed uPVC front door leading to the

ENTRANCE HALL

with pendant light, radiator, useful understairs storage space and further frosted glazed uPVC window to the side elevation. Door to

OPEN LOUNGE / DINING ROOM

24'10" x 11'7" (7.57 x 3.54)

with two pendant lights, decorative fireplace surround with polished stone hearth and fitted 'Living Flame' gas fire. uPVC double glazed bay window to the front elevation and further uPVC window overlooking the rear. Two double panel radiators. Adjoining door to

KITCHEN

13'11" x 9'3" (4.25 x 2.82)

having a coved ceiling with central pendant light, dual aspect uPVC double glazed windows and half glazed uPVC trades door to the side. Extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with quarter turn taps, four burner gas hob and fitted under counter oven. Floor standing 'Glowworn' central heating boiler, space for freestanding full height fridge freezer and concealed airing cupboard. Ceramic tiled floor.

GROUND FLOOR BATHROOM

6'5" x 5'4" (1.96 x 1.65)

with ceiling light, part tiled walls and frosted glazed uPVC window to the side elevation. Modern white suite comprising of a panel enclosed bath with chrome

taps and wall mounted electric shower with shower curtain. Close couple WC with dual central flush and pedestal wash hand basin with chrome taps.

Stairs to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with pendant light, picture rail and uPVC double glazed window to the side elevation. Radiator and doors to

BEDROOM ONE

13'7" x 11'6" (4.15 x 3.53)

having a coved and textured ceiling with central light fitting, radiator and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

11'2" x 10'7" (3.42 x 3.23)

with central pendant light, radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE

8'9" x 6'10" (2.68 x 2.1)

having a central pendant light, access to loft space, radiator and uPVC double glazed window overlooking the rear elevation.

SHOWER ROOM

7'3" x 5'6" (2.22 x 1.68)

being of a generous size with ceiling lights, frosted glazed uPVC window to the front elevation. Chrome ladder style heated towel rail. Modern suite comprising of a walk in glazed shower cubicle with thermostatically controlled dual head shower valve. Close couple WC with dual central flush, bidet and built in sink unit with chrome monoblock tap. Storage cupboard over.

OUTSIDE

To the front of the property there is a low level brick wall with a block paviour driveway providing AMPLE OFF ROAD PARKING and inset flower and shrub borders to the front. A timber screening gate provides access into the rear garden where the brick paviour continues to the side of the property to provide a good hard standing patio area. Whilst the remainder of the garden is laid to lawn with a flower and shrub borders and fully enclosed by a mixture of wall and panel fencing.

TENURE

We believe the property is FREEHOLD. Council Tax band 'C' EPC rating 'F'



