



17 Privet Road

Winton, Bournemouth, BH9 2NS

Price Guide £349,950



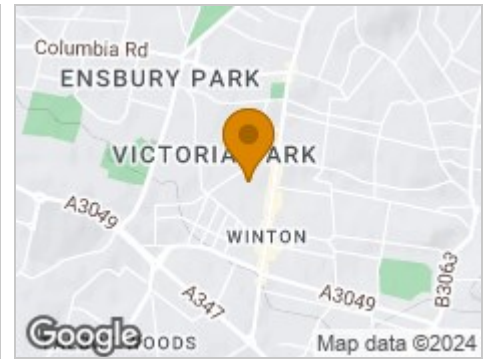
Road Map



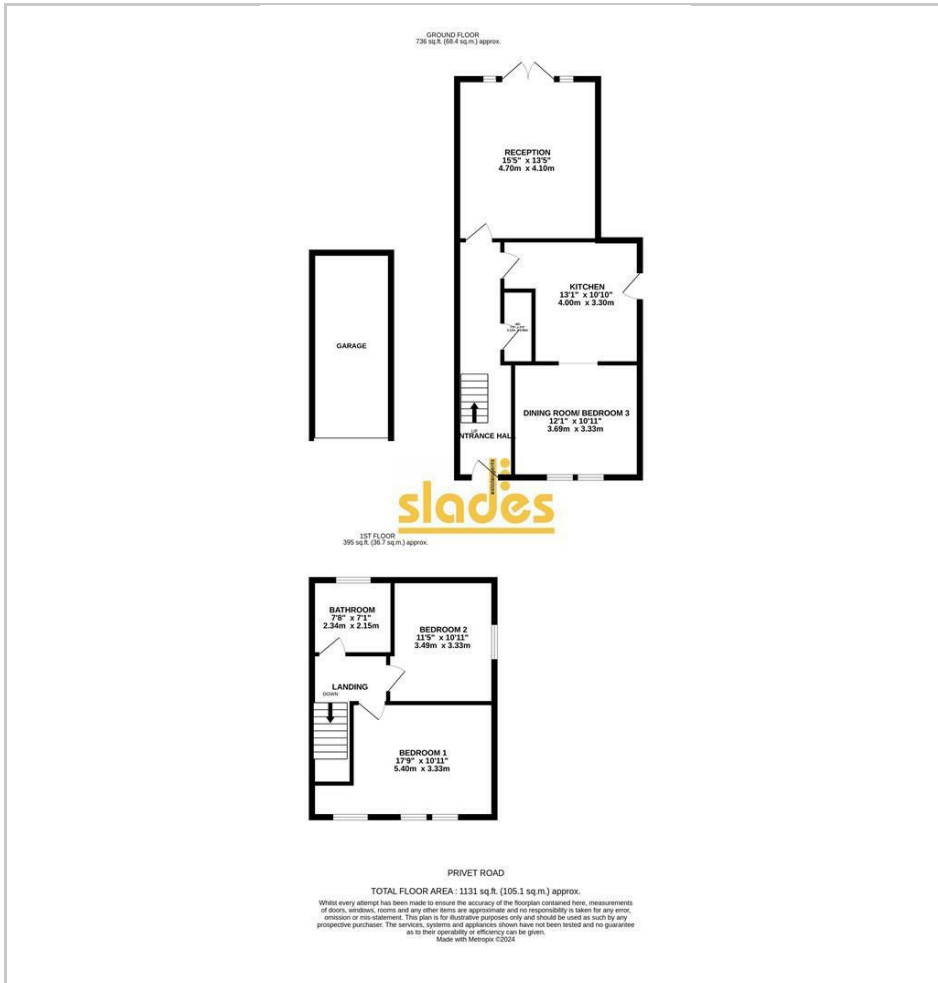
Hybrid Map



Terrain Map



Floor Plan



- FREEHOLD DETACHED HOUSE
- NO CHAIN
- 2 OR 3 BEDROOMS
- LARGE LIVING ROOM
- SPACIOUS KITCHEN
- BATHROOM
- DETACHED GARAGE
- LARGE GARDEN

Viewing

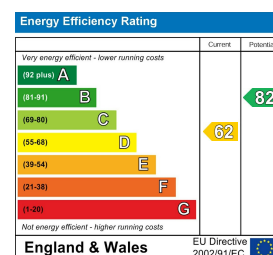
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph



**A SPACIOUS, WELL PRESENTED DETACHED HOUSE IN CENTRAL WINTON, LARGE GARDEN & GARAGE.
NO CHAIN.**



The accommodation with approximate room sizes comprises of a stained and leaded glazed composite front door leading to the SPACIOUS RECEPTION HALL with two pendant lights, smoke alarm, convection radiator with thermostatic valve and useful understairs storage cupboard, oak finished flooring (which continues throughout the ground floor). Doors to

GROUND FLOOR WC

with ceiling light and extractor unit. Modern white suite comprising of a close couple WC, wall hung hand wash basin with tiled splash back and chrome ladder style heated towel rail.

LIVING ROOM

15'5" x 13'5" (4.7 x 4.1)

having two pendant lights and convection radiator with thermostatic valve. Dual aspect uPVC double glazed windows and fully glazed uPVC casement doors leading to on the patio and garden beyond.

DINING ROOM / BEDROOM THREE

12'1" x 10'11" (3.69 x 3.33)

having a central pendant light, convection radiator with thermostatic valve and two uPVC double glazed windows to the front elevation.

KITCHEN

13'1" x 10'11" (4 x 3.333)

pendant light, wall hung 'Glowworm' gas combination boiler and uPVC door to the side elevation. An extensive range of matching wall and base level 'Shaker' style cabinets having wood finished rolled top working surfaces with tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer

tap over. Four ring electric hob and under counter oven with chimney style extractor hood over. Integrated full height fridge freezer, dishwasher and washing machine. Continuous wood finished flooring throughout the ground floor.

A staircase from the entrance hall leads to the FIRST FLOOR LANDING with pendant light and smoke alarm. Doors to

MASTER BEDROOM

17'8" x 10'11" (5.4 x 3.33)

having a central pendant light and three uPVC double glazed windows to the front elevation. Convection radiator with thermostatic valve and useful storage recess. Wood finished flooring.

BEDROOM TWO

11'5" x 10'11" (3.49 x 3.33)

having a central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the side elevation. Wood finished flooring.

BATHROOM

7'8" x 7'0" (2.34 x 2.15)

being of a generous size with ceiling light, extractor unit, access to loft space and frosted glazed uPVC window to the rear elevation. Modern white suite comprising of a panel enclosed bath with chrome hand grips, chrome taps, glazed shower screen and wall mounted 'Triton' electric shower. Close couple WC, pedestal wash hand basin with tiled splashback. Chrome heated towel rail.

OUTSIDE

AMPLE OFF ROAD PARKING & DETACHED GARAGE. To

the rear of the property there is a LARGE GARDEN predominately laid to lawn with flower and shrub borders and fully enclosed by a mixture of panel and close board fencing.



