

*Character Home in Mature Gardens
with 2 Bedroom Apartment Suiting
Various Uses S.T.P.P.*



Eccleston
House

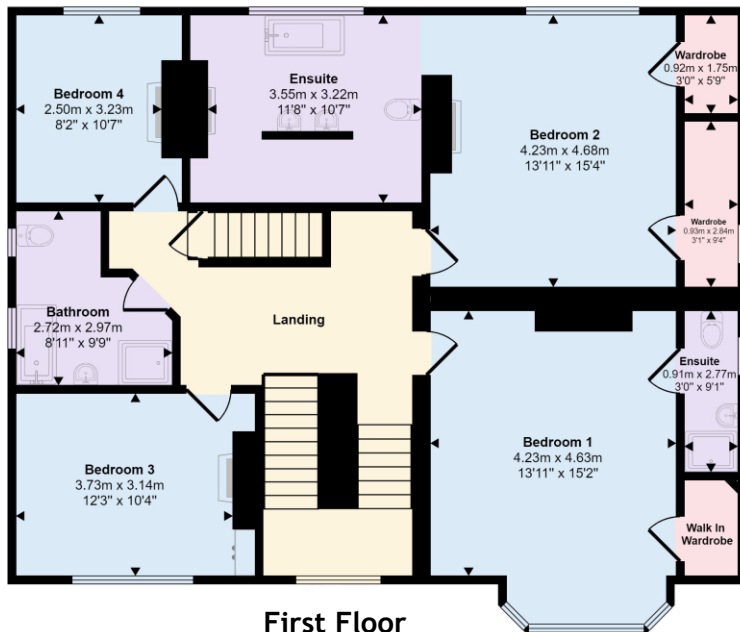
ECCLESTON HOUSE

ST WINIFREDS ROAD, MEYRICK PARK, BOURNEMOUTH, DORSET BH2 6NY

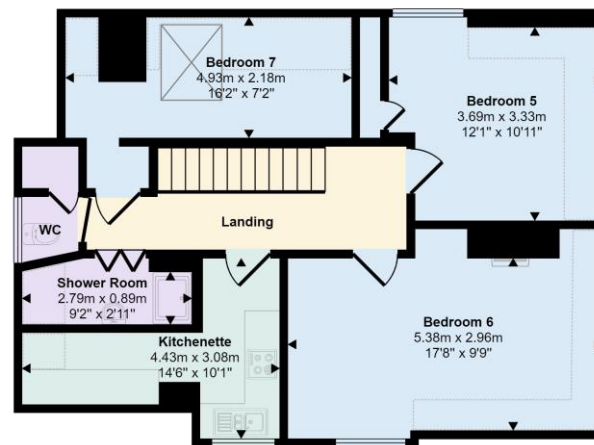
goadsby



Ground Floor



First Floor



Second Floor

LOCATION

Meyrick Park 0.1 mile. Charminster Shopping thoroughfare 0.4 miles. Travel Interchange 0.8 miles. Bournemouth Town Centre within 1 mile. Bournemouth University 1.2 miles. BIC 1.3 miles.

FEATURES

Character residence. Originally constructed in 1908. Considered suitable for medical, care or educational uses s.t.p.p. Parquet wood block flooring. Gas fired central heating. Secure off road parking. Secluded rear garden with extensive decked terrace. Viewing recommended.

SUMMARY OF ACCOMMODATION

- Reception Room 5.31m (17'5") x 6.95m (22'10")
- Living Room 5.43m (17'10") x 5.64m (18'6")
- Snug 4.00m (13'1") x 4.66m (15'3")
- Dining Room 2.89m (9'6") x 4.64m (15'3")
- Study 2.41m (7'11") x 3.22m (10'7")
- Kitchen 2.63m (8'8") x 5.38m (17'8")
- 2 WC's
- Garage 2.52m (8'3") x 4.08m (13'5")

First Floor

- Bedroom 1 4.23m (13'11") x 4.63m (15'2")
- En-Suite 0.91m (3'0") x 2.77m (9'1")
- Bedroom 2 4.23m (13'11") x 4.68m (15'4")
- En-Suite 3.55m (11'8") x 3.22m (10'7")
- Bedroom 3 3.73m (12'3") x 3.14m (10'4")
- Bedroom 4 2.50m (8'2") x 3.23m (10'7")
- Bathroom 2.72m (8'11") x 2.97m (9'9")

Second Floor

- Kitchenette 4.43m (14'6") x 3.08m (10'1")
- Bedroom 5 3.69m (12'1") x 3.33m (10'11")
- Bedroom 6 5.38m (17'8") x 2.96m (9'9")
- Bedroom 7 4.93m (16'2") x 2.18m (7'2")
- Shower Room 2.79m (9'2") x 0.89m (2'11")

NB The Second Floor can be occupied as a self-contained 2 Bedroom Flat. Plans have been prepared to create independent access if required.

TRADING & BUSINESS

The property is sold with vacant possession.

RATEABLE VALUE

Council Tax Band "G". Information taken from the Valuation Office Agency website.

TENURE

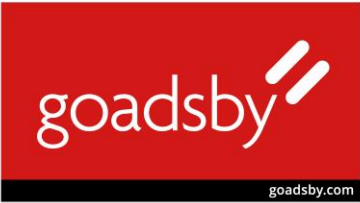
FREEHOLD

PRICE

£1,095,000.



Ref: H212480



01202 550077

BOURNEMOUTH & WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

Contact
Ian Palmer MNAEA (Commercial) Mark Nurse
Divisional Director Associate Director

IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

