





****FOR SALE BY INFORMAL TENDER****

£475,000 to £500,000 (Guide Price)

****OFFERS TO BE RECEIVED IN WRITING NO LATER THAN 12 NOON ON 3rd OCTOBER 2025****

House and Son are delighted to offer for sale this detached family house in need of full modernisation and in need of some structural remediation (please ask the agent for more details). Boasting accommodation comprising: entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, rear store room, first floor landing, four bedrooms, bathroom and separate cloakroom. There is a good size front garden with drive way to the right side, this in turn leads to the detached garage. There is an extensive garden to the rear, which could offer potential to extend (stpp).

With schools nearby and local shops within walking distance; Southborne with its fine dining and boutique shopping is also close by. Hengistbury Head and Christchurch are a short drive away, or can be reached by bus from stops along Christchurch Road.

Offered with vacant possession and no chain.

Offers in writing should be addressed to:
Mr S Dugdale, House & Son Property Consultants,
Lansdowne House, Christchurch Road, Bournemouth, BH1 3JW

ENTRANCE HALL

16' 0" x 5' 10" (4.88m x 1.78m)

DINING ROOM

15' 2" into bay x 12' 0" (4.62m x 3.66m)

SITTING ROOM

15' 2" into bay x 13' 6" (4.62m x 4.11m)



KITCHEN/BREAKFAST ROOM

12' 5" x 11' 10" max into recesses (3.78m x 3.61m)

UTILITY ROOM

7' 7" x 6' 2" (2.31m x 1.88m)

REAR STORE

6' 0" x 5' 5" (1.83m x 1.65m)

LANDING

10' 0" x 5' 10" (3.05m x 1.78m) plus 4' 1" x 2' 10" (1.24m x 0.86m)

BEDROOM ONE

13' 7" x 13' 5" max (4.14m x 4.09m)

BEDROOM TWO

15' 9" x 11' 10" max inc chimney (4.8m x 3.61m)

BEDROOM THREE

12' 5" x 8' 6" (3.78m x 2.59m)

BEDROOM FOUR

10' 0" x 6' 5" (3.05m x 1.96m)

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m)

CLOAKROOM

6' 8" x 2' 8" (2.03m x 0.81m)

GARAGE

FRONT GARDEN

REAR GARDEN

TENURE AND CHARGES

Tenure: Freehold

EPC Rating: F



Council Tax Band: E

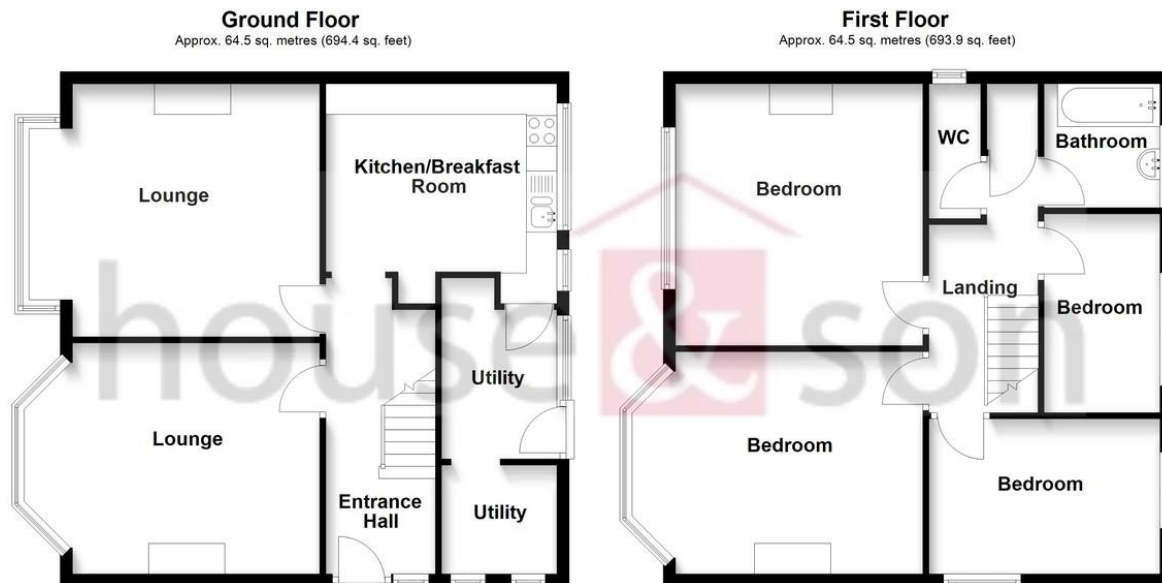
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 129.0 sq. metres (1388.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

