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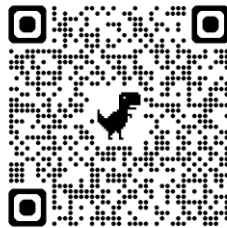
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house & son



**Draycott Road, Bournemouth, BH10 5AP**  
**Guide Price £190,000 – £200,000**





# Draycott Road, Bournemouth, BH10 5AP

## HOUSE & SON

House & Son. Residential Sales, Lettings, Property Management, Surveys and Valuation. Leading Independent Property Professionals Since 1939.

A spacious purpose-built, two double bedroom first-floor apartment, within a block of four apartments, in the popular Ensbury Park/BH10 area.

This property benefits from a share of the freehold, being fully double-glazed, a loft space that could, subject to necessary planning and building regulations, be converted into further accommodation, recently fitted "smart" electric radiators, a garage and a carport, which could also be outside space.

Within a few minutes level walk of the property are main bus routes to various locations, including Bournemouth and Poole hospitals, JP Morgan and Castle Point Shopping Centre, among many destinations, as well as a choice of recreation spaces, including Redhill Park, with its scenic path down to the River Stour Nature Reserve, Slades Farm, with its renowned public skate park and choice of Cafes and shops including a local Co-op.

Slightly further afield but still a level walk or short cycle is Winton High Street/Wimborne Road. Other destinations within a short cycle or car journey are Bournemouth Train Station, Mallard and Turbary retail parks, Queens Park Golf Course, Westbourne, with its array of boutique shops, and Bournemouth Town Centre itself, with its many attractions including blue flag beaches.

If educational needs are a consideration for those enquiring, this property is enviably located. Being within a short distance of all levels of educational centres including Hill View, St Marks and Winton Primary Schools, Winton, Glenmoor and Bourne Academy Secondary Schools and The Arts University Bournemouth and Bournemouth University for further education.

(Please note this is not an exhaustive list, applicants should make their enquiries for a full breakdown of local schooling options)

## COMMUNAL ENTRANCE

## PRIVATE ENTRANCE

## RECEPTION HALLWAY

## LOUNGE/DINER

14' 5" x 10' 10 max" (4.39m x 3.3m)

## KITCHEN

9' 10" x 6' 11" (3m x 2.11m)

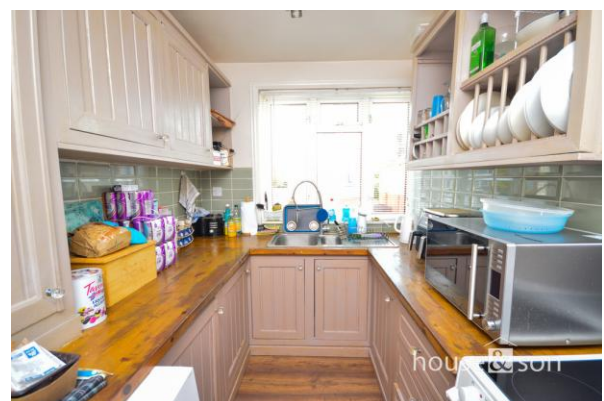
## BEDROOM ONE

13' 5" x 10' 10" (4.09m x 3.3m)

## BEDROOM TWO

10' 10" x 8' 11" (3.3m x 2.72m)

## SHOWEROOM



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

### Energy performance certificate (EPC)

Property type	Energy rating	Estimated energy costs
Top floor flat	E	£1,100 - £1,200 per year
Total floor area	50 square metres	