





HOUSE & SON

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

House & Son are delighted to offer for sale this character detached double fronted red brick elevation home in the popular Winton location. There are good primary and secondary schools including Grammar, recreational parks and shopping. This attractive home retains numerous original features including the tiled original flooring in the veranda porch and entrance hallway. A 'choice home' with dual aspect lounge, kitchen/diner with box bay window to front, ground floor WC/utility room, three first floor bedrooms, 'heritage' style bathroom and separate stairwell to second floor boarded hobby room/attic room.

Externally, there is a driveway to a covered carport, feature veranda porch and private garden to rear. This property is not to be missed!

ENTRANCE PORCH

Feature recessed 'veranda style' porch. UPVC double glazed front door with leaded and obscure glazed insert.

ENTRANCE HALL

11' 8" x 5' 7" (3.56m x 1.7m)

Feature original tiled floor. Newel posts, handrail and spindles. Radiator. Understair recess, space for media station/storage.

GROUND FLOOR WC/UTILITY

5' 6" x 3' 9" (1.68m x 1.14m)

Obscure double glazed window to rear. Provision and plumbing for washing machine. Vanity unit with inset wash hand basin. Low level WC. Cabinet concealing gas fired



combination boiler. Feature original tiled floor. Ornate coved ceiling.

LOUNGE

19' 5" x 10' 5" (5.92m x 3.18m)

Double glazed box bay window to front, double glazed French doors to rear, access onto private garden. Radiator. Charming living room with inset fireplace and feature multi fuel burner, tiled hearth with wooden surround. An abundance of natural light.

KITCHEN/DINER

19' 2 into bay" x 11' 0" (5.84m x 3.35m)

Dual aspect with double glazed box bay window to front. Decorative original ceiling, feature arch and finials. A light and airy space - 'the heart of the home', ideal for entertaining and family living. One and half bowl stainless steel sink unit and drainer, mixer taps over. Fitted range of eye level units, fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled walls. Provision for Range style cooker, gas point, chimney filter hood over. Feature counter surface with storage. Space for dishwasher and space fridge/freezer. Picture rail. Tiled floor. Provision for table and chair set in the dining area. Radiator.

STAIRS TO FIRST FLOOR LANDING

Accessed via the impressive original character entrance hall. Stairs rising to first floor landing.

FIRST FLOOR LANDING

Double glazed window to rear with outlook over private easy maintenance rear garden. Feature arch way. A charming reception landing with access to all rooms.



BEDROOM ONE

11' 9 into bay plus door recess" x 11' 0" (3.58m x 3.35m)

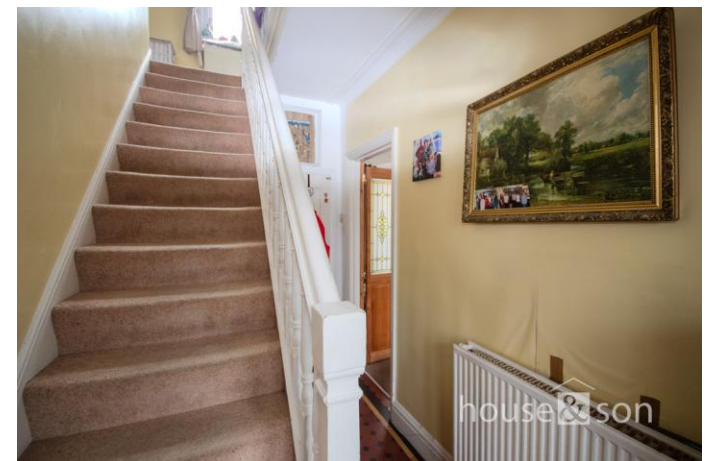
Double glazed box bay window to front. Radiator. Ornate coved ceiling. Picture rail.

BEDROOM TWO

12' 10 into bay max" x 10' 6" (3.91m x 3.2m)

Double glazed box bay window to front. Radiator.







BEDROOM THREE

10' 6" x 6' 1" (3.2m x 1.85m)

Double glazed window to rear. Radiator.

BATHROOM

7' 3" x 7' 0" (2.21m x 2.13m)

'Heritage style' three piece suite, in keeping with this character home. Bath with central taps, shower screen, shower attachment and further built in shower. Deep wash hand basin. Low level WC. Heated chrome towel rail. Recessed ceiling downlighters.



LOFT ROOM

17' 0 length approx" x 8' 0 width" (5.18m x 2.44m)

Separate entrance, stairwell to second floor. Eaved/sloped ceilings. 6ft ceiling height.

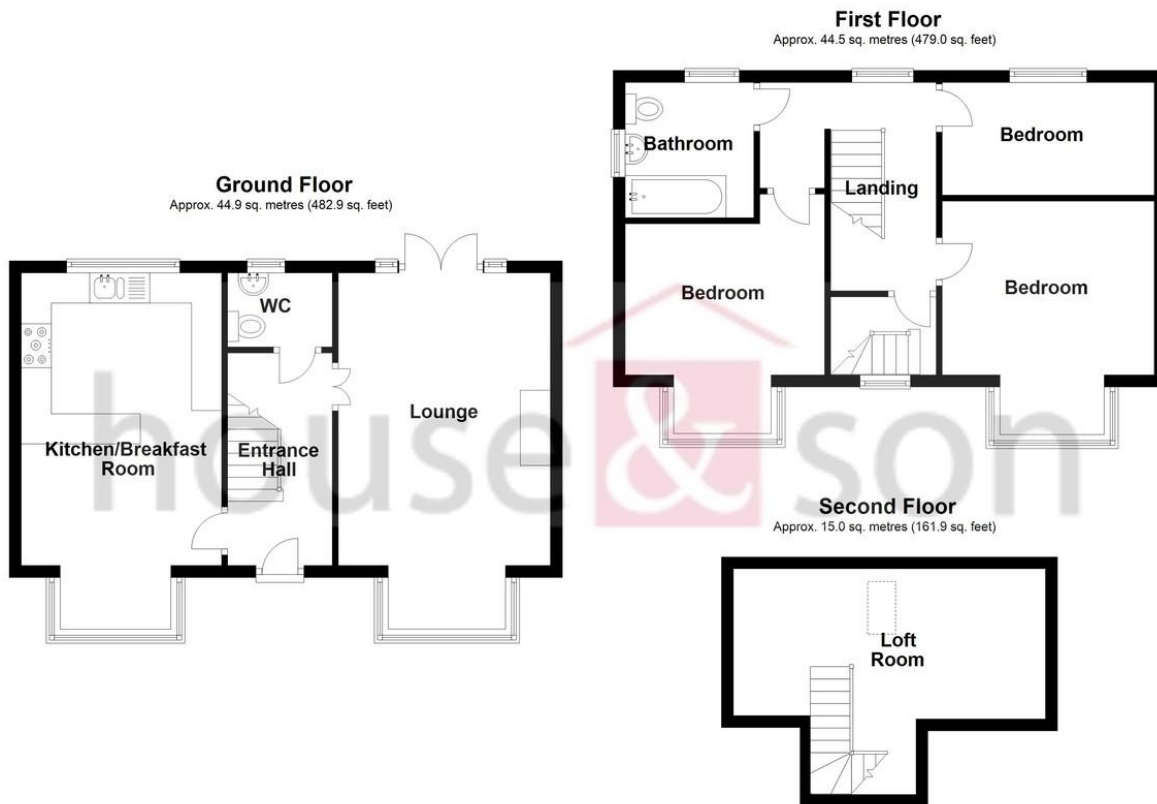
OUTSIDE FRONT

Red brick dwarf front wall. Pathway to front door. Driveway to side, leading to covered carport.

REAR GARDEN

Easy maintenance private rear garden.





Total area: approx. 104.4 sq. metres (1123.8 sq. feet)



Energy performance certificate (EPC)

2 Abbott Road BOURNEMOUTH BH9 1ET	Energy rating D	Valid until:	7 February 2035
		Certificate number:	0310-2343-5420-2505-2675
Property type		Detached house	
Total floor area		104 square metres	

English | [Cymraeg](#)