





## HOUSE & SON

### HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys  
& Valuation – Est. 1939

Beautifully Presented Two-Bedroom Home in Winton  
Discover this impeccably finished two-bedroom home, thoughtfully designed and completed to a high standard. With meticulous attention to detail and a modern aesthetic featuring crisp white finishes, this move-in-ready property is ideal for those seeking quality and convenience in the sought-after Winton area.

#### Key Features:

##### High-Quality Finishes:

Enjoy a beautifully presented interior with contemporary design elements and flawless detailing throughout the property.

##### Modern Aesthetic:

The crisp white finishes create a bright, inviting atmosphere perfect for modern living.

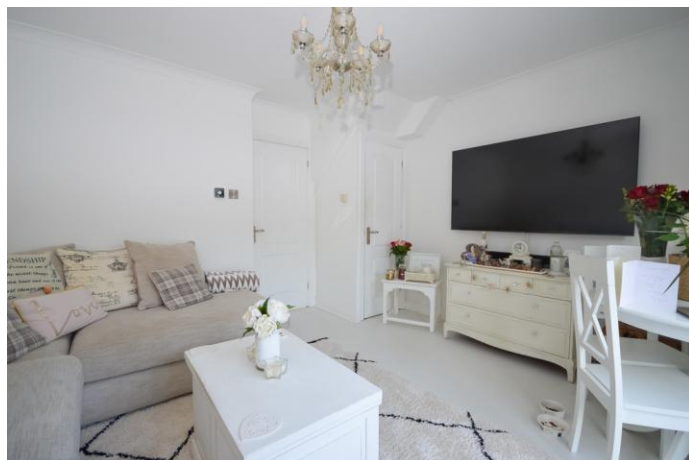
##### Ideal Location:

Situated in Winton, this home benefits from excellent school catchments, vibrant shopping options, diverse dining venues, and convenient transport links.

##### Move-In Ready:

Designed with a focus on quality and practicality, this home is ready for immediate occupation, offering a hassle-free transition for new owners.

Whether you're a first-time buyer or looking to upgrade your lifestyle, this property offers an exceptional opportunity to enjoy a modern, comfortable home in a thriving community.





For further details or to arrange a viewing, please contact HOUSE & SON today!

### **ENTRANCE HALLWAY**

Welcoming entrance hall featuring white laminate flooring, a concealed consumer unit, under-stairs storage cupboards, and stairs leading to the first floor.

### **KITCHEN**

**8' 9" x 7' 06" (2.67m x 2.29m)**

A stylish and functional high-gloss kitchen fitted with a range of base and wall-mounted units. Integrated appliances include a fridge/freezer, slimline dishwasher, washing machine, and double electric fan oven. The kitchen is complemented by a butcher block-style worktop with a stainless steel four-ring gas hob, a matching splashback, and an extractor hood. Additional features include a one-and-a-quarter stainless steel sink, a concealed gas boiler, and marble-effect flooring. A UPVC double-glazed window overlooks the front of the property.



### **LOUNGE**

**13' 07" x 12' 10" (4.14m x 3.91m)**

A spacious and inviting lounge with white laminate flooring, a vertical radiator, and a large storage cupboard housing the hot water cylinder. Smooth, coved ceilings and UPVC tilt-and-slide double-glazed doors open onto the courtyard garden, enhancing the sense of space and light.

### **LANDING**

Includes a hatch providing access to the loft.

### **BEDROOM 1**

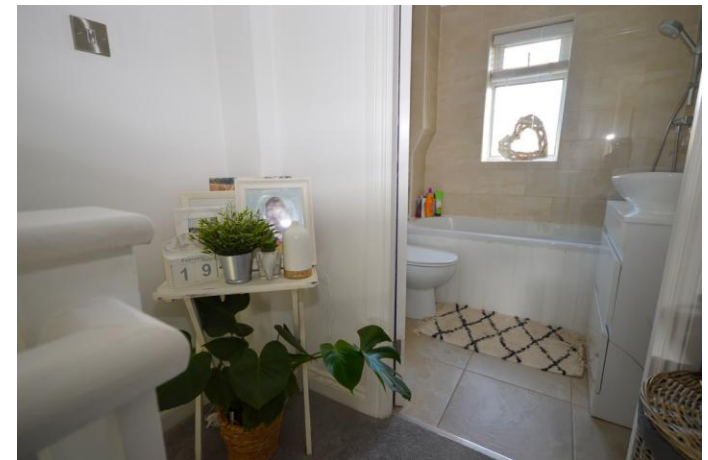
**11' x 10' 04" (3.35m x 3.15m)**

A generously sized double bedroom featuring smooth, coved ceilings, a radiator, and an extensive storage cupboard. UPVC double-glazed windows provide a pleasant outlook to the front.

### **BEDROOM 2**

**9' 10" x 7' 04" (3m x 2.24m)**









A well-proportioned second bedroom with smooth, coved ceilings, a radiator, and a UPVC double-glazed window overlooking the rear of the property.

### **BATHROOM**

The contemporary bathroom suite includes a panelled bath with a glass screen, mixer taps, and a bar shower. Additional features include a wash hand basin with a mixer tap, a low-level WC, part-tiled walls, and a radiator. A UPVC double-glazed window to the rear completes the space.

### **COURT YARD GARDEN**

The private courtyard garden is designed for low-maintenance enjoyment and finished with decking.

### **FRONT OF HOUSE**

The front includes a shingle area for bin storage, an electric meter box, and a gas cupboard. The property benefits from an allocated parking space and additional visitor parking on a first-come, first-served basis.

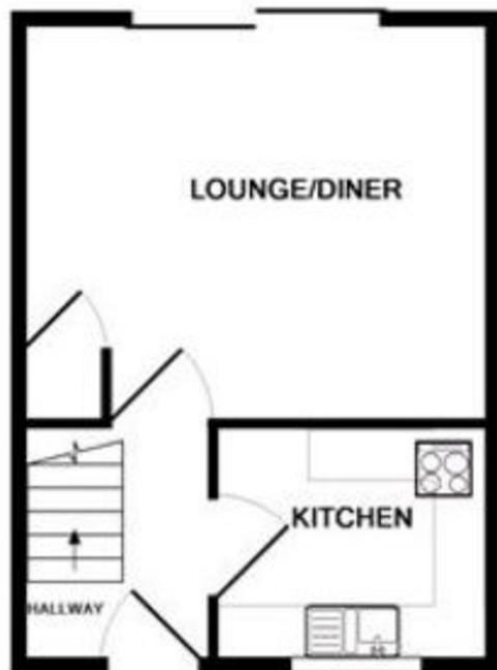
### **DISCLAIMER**

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

10 Melville Gardens BOURNEMOUTH BH9 2PP	Energy rating	Valid until:	12 January 2035
	<b>C</b>	Certificate number:	9376-3045-6209-2025-6204

Property type	End-terrace house
Total floor area	56 square metres