

Redbreast Road

Bournemouth, BH9 3AL

**Offers In Excess Of
£350,000**

- MOORDOWN LOCATION • SEPARATE KITCHEN
- GREAT SCHOOL CATCHMENTS • SOUTHERLY FACING GARDEN
- DETACHED FAMILY HOME • CONSERVATORY
- TWO RECEPTIONS • NORTH FACING FRONT DOOR



HOUSE & SON

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

Three-Bedroom Detached House in Moordown

Situated in a popular residential area, this three-bedroom detached house offers convenient access to local shops, bus routes, and everyday amenities. Winton High Street-with its selection of cafes, bars, and independent retailers-is within easy reach, adding to the area's appeal.

The property presents an exciting opportunity for modernisation, allowing a new owner to personalise and enhance its potential as a long-term family home. Spanning nearly 1,000 sq. ft., the accommodation includes a lounge

with fireplace, a separate dining room, a fitted kitchen, a conservatory, and a downstairs cloakroom. Upstairs, there are two double bedrooms, a single bedroom, and a four-piece bathroom suite.

Outside, the South-Easterly facing garden features a crazy-paved patio leading to a raised lawn area, ideal for outdoor relaxation. Additional benefits include gas central heating, UPVC double glazing, and on-street parking.

The home is within catchment for well-regarded local schools, including Winton Primary, Hillview Primary, The Epiphany Primary, and Glenmoor & Winton Academies.

Entrance Hall

Doors to

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

Dining Room

12' 1" x 11' 1" (3.68m x 3.38m)

Kitchen

8' 7" x 7' 0" (2.62m x 2.13m)

Conservatory

8' 9" x 6' 9" (2.67m x 2.06m)

Landing

Doors to

Bedroom One

13' 10" x 11' 1" (4.22m x 3.38m)

Bedroom Two

12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Three

10' 1" x 7' 0" (3.07m x 2.13m)

Bathroom

7' 2" x 7' 0" (2.18m x 2.13m)

Garden

South Easterly aspect

Parking

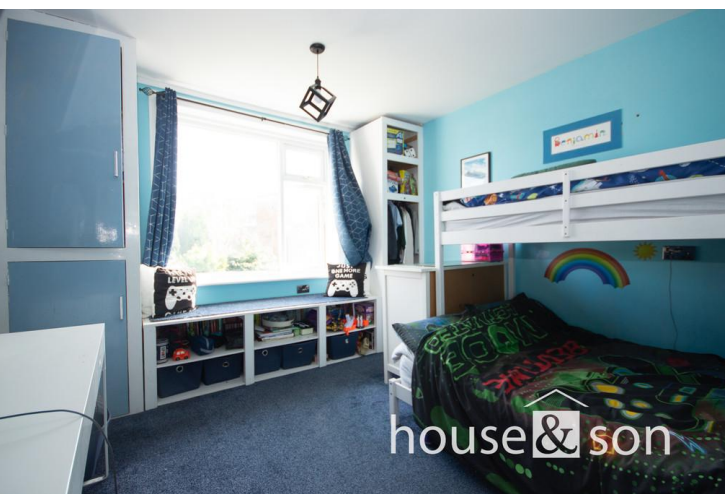
On street

Council Tax

Band D

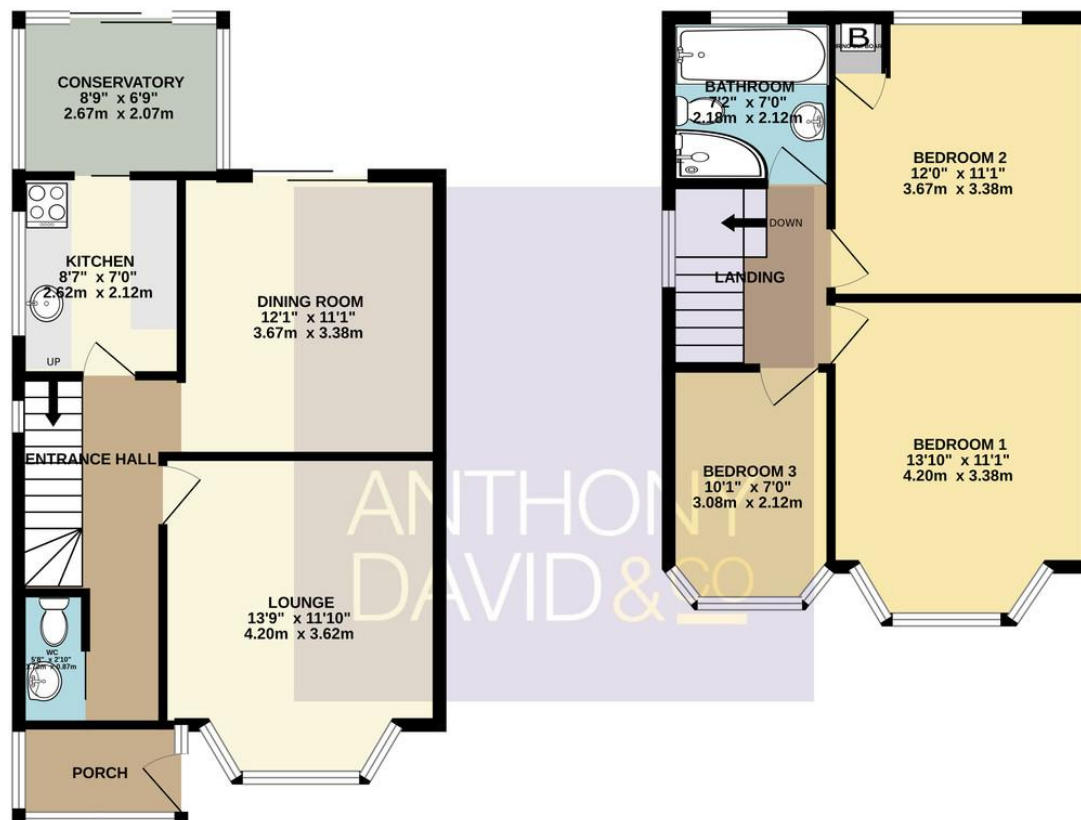
Viewings are highly recommended to appreciate the potential of this well-located home.

House & Son are pleased to be working as Joint Sole Agents with Anthony David & Co.



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact](#)

Energy performance certificate (EPC)

11, Redoubt Road Bournemouth BH9 3AJ	Energy rating E	Valid until 8 August 2018
	Certificate number	9106-6033-7126-7710-4204

Property type	Detached house
Total floor area	87 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements