

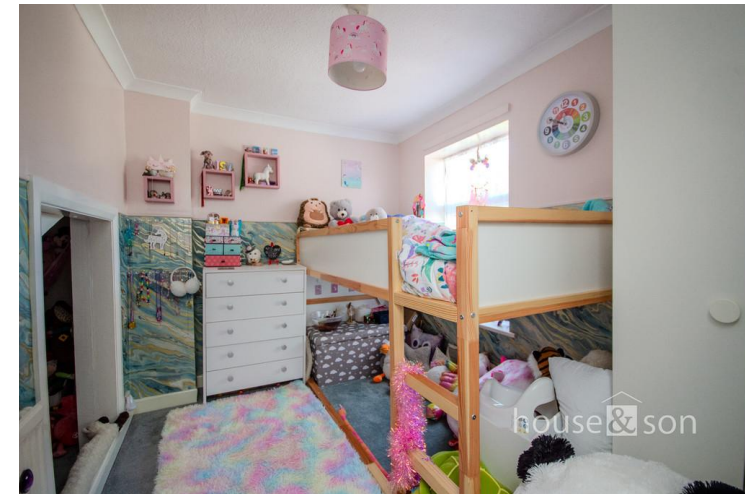


Canford Road

Bournemouth, BH11 8RZ

Guide Price £320,000

- Character Cottage circa 1900's
- Red Brick Elevations
- Two Large Reception Rooms
- Open Planned Dining Room to Kitchen
- Two Double Bedrooms
- Luxury First Floor Bathroom
- Loft/Work From Home Office
- Westerly Aspect Garden and Summer House



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 circa 1900's red brick elevation character semi detached cottage boasting lounge with provision for log burner, dining room opening onto kitchen, two double bedrooms, luxury bathroom, loft room/work from home office, off road parking and summer house set in the westerly aspect garden.

ENTRANCE PORCH

UPVC double glazed front door. Porch with provision for shoes etc. Internal door to lounge.

LOUNGE

12' 0" x 11' 0" (3.66m x 3.35m)

Large double glazed picture window to front. Feature exposed brick fireplace with 'oak wooden' mantle, inset space for log burner and tiled hearth. 'Retro' radiator. Recessed ceiling downlighters and wall light points. Square arch with glazed 'pocket door' to dining room.

DINING ROOM

12' 4" x 12' 0" (3.76m x 3.66m)

Feature room with vantage view over the lounge and kitchen. Oak wood floor. Recessed ceiling downlighters. Two flat panelled radiators. Cabinet concealing gas fired

boiler.

KITCHEN

11' 0" x 11' 0" (3.35m x 3.35m)

'L'-shaped kitchen with cottage style cabinets with 'pewter' style door furniture. Fitted range of eye level units, complementing fitted base units incorporating drawers, work top surfaces over. Part tiled walls. One and half bowl enamelled sink with drainer and antique style mono bloc tap over. Inset four ring gas hob, chimney cooker filter hood over. Single combination oven. UPVC door accessing onto private westerly aspect garden. Part double glazed window to side.

UTILITY ROOM

3' 9" x 2' 5 approximately" (1.14m x 0.74m)

Space and plumbing for washing machine. Space for

fridge/freezer.

STAIRS TO FIRST FLOOR LANDING

. Communicating landing. LED downlighters.

BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to front. Radiator.

BEDROOM TWO

9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to rear with view over westerly aspect garden. Radiator. Recessed large cupboard space.

BATHROOM

7' 7" x 6' 1" (2.31m x 1.85m)

Luxury finished bathroom with double ended bath, stone

faced tiling to principal area, shower screen to side, 'thermo'-bar shower with fixed overhead shower. Wash stand with ceramic 'deep' wash hand basin and chrome tap to side. Low level W.C. Part vaulted ceiling with inset ceiling LED downlighters. Stone effect tiled floor. Heated towel rail/radiator. Obscure double glazed window to side.

STAIRS TO LOFT ROOM/WORK FROM HOME OFFICE

11' 4" x 11' 0 overall room size" (3.45m x 3.35m)

A useful work from home or occasional room. Part eaved ceilings, access to eaves storage. Ideal for storage or teenager's room. Velux style window to rear and westerly aspect.

OUTSIDE FRONT

Tarmac parking provision to front with parking for several

vehicles. Shared driveway to side, double opening 6ft wooden gates leading through into westerly aspect rear garden.

WESTERLY ASPECT REAR GARDEN

Fence enclosed westerly aspect rear garden with patio area and feature pergola. Ideal for 'Al fresco' dining, log stove. The remaining garden is lawned.

SUMMER HOUSE

11' 8" x 9' 0" (3.56m x 2.74m)

Power and lighting. Double doors with glazed panelled window. Outside power point.

AGENT'S NOTE

For access for maintenance etc the owner of 59 Canford Road has access to 57 Canford Road Garden with notice given.

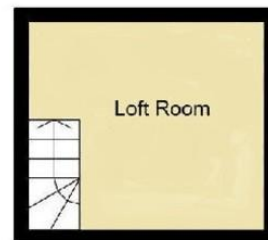




Ground Floor



First Floor



Loft Floor

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC - TBC

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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