





HOUSE & SON

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The tender for this property has now closed, and it has accordingly been marked as Under Offer while the Executors review the offers received. All parties will be updated next week.

We found the property to be a detached family home now in the need of modernisation and refurbishment. Spacious accommodation over two floors comprises entrance porch, entrance hall, open plan sitting/dining room, reception room three, kitchen, utility, cloakroom, shower room, first floor landing, four double bedrooms, family bathroom, front, side and rear gardens and drive to garage.

The property is situated in a much sought after residential area being within easy reach of high street shops, facilities, popular schools and Bournemouth University. Bournemouth town centre is a short drive away.



ENTRANCE

Composite front door with matching glazed side panels to entrance hall, light, original wooden front door with leaded light panels to entrance hall.



ENTRANCE HALL

19' 0" x 8' 3 including staircase" (5.79m x 2.51m)

Picture rail, radiator, wall mounted thermostat and understair cupboard.

LIVING/DINING ROOM

26' 2" x 15' 6" (7.98m x 4.72m)

Originally two rooms. Two radiators, stone fireplace with matching plinths, gas living flame fire, two bay windows, picture radiator and built in cupboard.

BREAKFAST ROOM/RECEPTION THREE

14' 2" x 13' 4" (4.32m x 4.06m)

UPVC double glazed off set bay window, stone fireplace with plinth, radiator and picture rail.

KITCHEN

11' 9" x 7' 11 to chimney breast" (3.58m x 2.41m)

Walk in larder cupboard, meter and fuse box. Single bowl single drainer sink unit with various cupboards, space for electric cooker, floor mounted gas fired boiler serving central heating and hot water. Breakfast bar to utility area.

UTILITY AREA

15' 2" x 7' 0" (4.62m x 2.13m)

Access to ground floor cloaks, ground floor shower with vanity unit, roof light, access to drive and garage via composite door.

STAIRS TO FIRST FLOOR LANDING

17' 0" x 8' 2" (5.18m x 2.49m)

Leaded light stained glass window to side, radiator, picture rail and built in linen cupboard.

BEDROOM ONE

15' 11 into bay" x 13' 5" (4.85m x 4.09m)

Radiator, built in wardrobes with overhead boxes, picture rail. Bay window to front.

BEDROOM TWO

16' 0 into bay" x 13' 5" (4.88m x 4.09m)

Radiator, picture rail, feature fireplace and vanity unit with



inset wash hand basin.

BEDROOM THREE

12' 7" x 12' 1" (3.84m x 3.68m)

Off set bay window. Radiator, picture rail, vanity unit. Built in airing cupboard housing hot water tank.

BEDROOM FOUR

12' 0" x 9' 0 into recess" (3.66m x 2.74m)

Window to rear. Period fireplace, built in cupboard.







BATHROOM

Four piece suite comprising bath, pedestal wash hand basin, low level WC, tiled walk in shower, radiator and hatch to loft. UPVC double glazed window to side. The bathroom is fully tiled

OUTSIDE FRONT

Occupies a corner plot. Gardens with brick boundary wall, gate leads to front.

GARAGE

15' 10" x 9' 10" (4.83m x 3m)

Double wooden doors and light. Window to side.

SIDE GARDEN

Mainly laid with shrubs, provides access to parking, garage and rear garden.

REAR GARDEN

Offers potential for landscaping.

AGENT'S NOTE

Guide Price £350,000 - The Guide Price can be exceeded.

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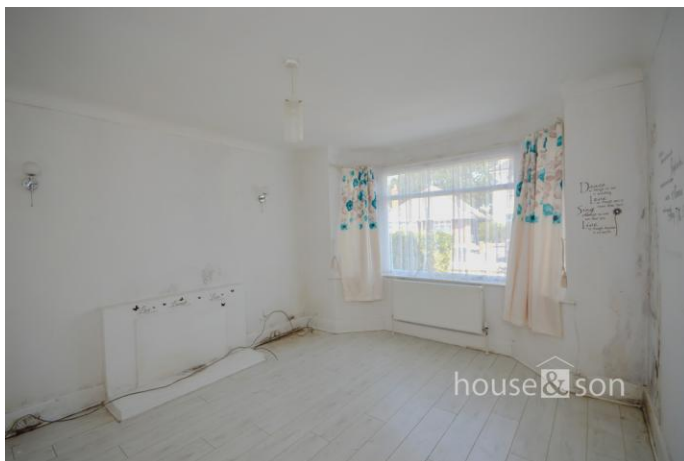
The guide price can be exceeded. The seller reserves the right to sell prior to the Informal Tender date on the 22nd August 2025. All offers to purchase must be in writing and submitted to House & Son by Noon on Monday 22nd August 2025. The sellers decision is final.

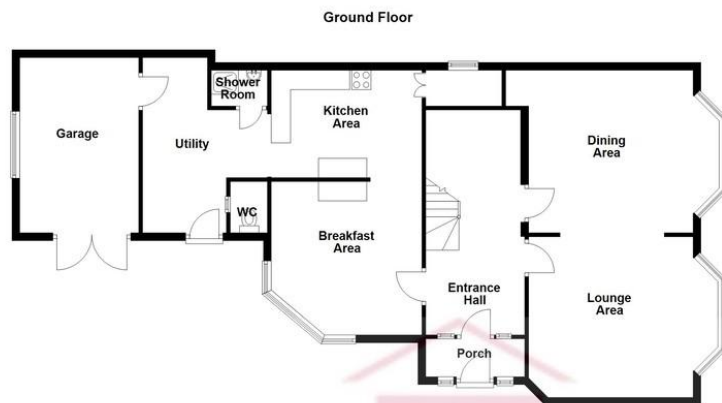
DISCLAIMER

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.





Total area: approx. 197.0 sq. metres (2120.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006). Plan produced using PlanUp.



Energy performance certificate (EPC)

63 Norton Road BOURNEMOUTH BH9 2PY	Energy rating	Valid until:	5 August 2035
	E	Certificate number:	0320-2836-7580-2405-4365

Property type	Detached house
Total floor area	182 square metres

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Dorset, BH9 2HH

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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 and 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.