



## Brassey Road

Winton, Bournemouth, Dorset BH9 1PT

£180,000

- Cottage Style House
- General Updating Required
- 2 Double Bedrooms
- 3 Reception Rooms
- Front And Rear Gardens
- Off Road Parking
- Close to Shops
- Informal Tender



## HOUSE & SON

We are pleased to offer this two bedroom semi-detached home on Brassey Road, Winton, available by way of informal tender closing on Friday 26 September 2025.

The property offers excellent scope for updating and presents an appealing opportunity for buyers wishing to personalise a home to their own taste. Situated in a popular residential location, Brassey Road is within easy reach of Winton High Street with its variety of shops, cafés and services, as well as convenient bus routes into Bournemouth town centre and Poole.

The ground floor accommodation includes a welcoming entrance hall leading to a front aspect lounge. To the rear, a generous kitchen/diner benefits from windows to both the side and rear, with access to a ground floor bathroom.

Beyond this, a second reception room opens onto the rear garden, offering flexible use as a dining room, home office, or additional living space.

Upstairs, there are two bedrooms: a front aspect double and a further side aspect bedroom.

Externally, the property features a private rear garden, together with off-road parking to the front for two cars.

### Room Measurements

Lounge: 3.58m (11'9") x 3.12m (10'3")

Kitchen/Diner: 5.20m (17'1") x 3.85m (12'7")

Ground Floor Bathroom: 2.73m (9') x 1.65m (5'5")

Reception Room 2: Rear aspect with garden access

Bedroom 1: 3.58m (11'9") x 3.12m (10'3")

Bedroom 2: 3.97m (13') x 2.04m (6'8")

### Location & Amenities

Brassey Road is set within the popular Winton area, known for its strong community feel and range of local amenities. Winton High Street provides supermarkets, independent shops, cafés, pubs and restaurants, with regular bus services offering easy access to Bournemouth town centre, Poole, and Castlepoint Shopping Centre.

Families will appreciate the proximity to well-regarded schools, including Winton Academy and Glenmoor



Academy, both within walking distance, and Bournemouth University's Talbot Campus a short drive away. Local green spaces such as Redhill Park and Slades Farm Recreation Ground are nearby, offering play areas, open fields, and sports facilities.

The property also benefits from good road links, with the A338 providing routes towards Ringwood, Salisbury, and further afield, while Bournemouth's sandy beaches are just a short drive away.

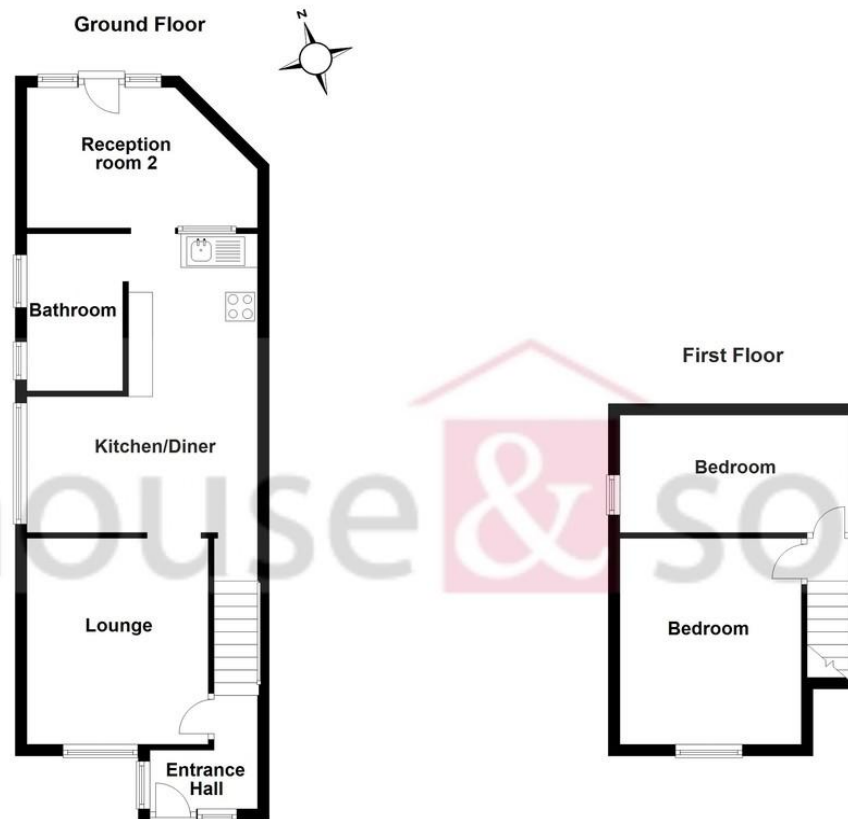
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Total area: approx. 68.2 sq. metres (733.8 sq. feet)

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Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

Find an energy certificate (f)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

|                                           |                           |                                                                               |
|-------------------------------------------|---------------------------|-------------------------------------------------------------------------------|
| 15 Bramsey Road<br>BOURNEMOUTH<br>BH9 1PT | Energy rating<br><b>D</b> | Valid until: 9 September 2035<br>Certificate number: 9289-3054-6201-6405-5300 |
|-------------------------------------------|---------------------------|-------------------------------------------------------------------------------|

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 68 square metres    |

## OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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