



house & son

Wimborne Road

Bournemouth, BH9 2DB

£250,000

- No Forward Chain
- Ground Floor Garden Flat
- Three Bedrooms
- Modern Kitchen and Shower Room
- Own Private Entrance
- Gas Central Heating
- UPVC Double Glazing
- Close to Schools for All Ages



HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
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Whether you are looking to downsize, upsize or for an ideal first-time purchase, this ground-floor garden flat has something for everyone. With enviable gardens to the side and rear, it has ample space for relaxation. Or maybe even for a bit of grow your own fruit and vegetables. Furthermore, there is ample off-road parking for the modern family, two or more vehicles. Internally, there are three good-sized bedrooms, in addition to the generous kitchen, which benefits from a large understairs pantry. A good-sized bathroom, currently configured as a wet room. Modern gas-fired central heating and mostly double glazing.

Better still, this property is fantastically located. Not only are you walking distance to the renowned River Stour nature reserve, in addition to other recreation spaces, but you also fall within the catchment for a number of renowned schools. Including Ephiany, Winton and St Walburgers. There are a variety of local shops, cafes and bars on the high street, in addition to a local retail park. Transportation is also a breeze, with the aforementioned private off-road parking and with major bus routes on your doorstep.

So don't miss out. Give us a call, an email, or even a carrier pigeon. Whatever it takes to get yourself booked in ASAP, to avoid disappointment.

COMMUNAL ENTRANCE

Porch door to inner hall.

FRONT DOOR

Private front door to entrance hall.

ENTRANCE HALL

Radiator.

LOUNGE

14' 6 max into bay" x 12' 0" (4.42m x 3.66m)

Southerly aspect, double glazed bay window to the front. Radiator. Focal point fireplace surround. Picture rail. Tall ceilings. Bright and airy space.

KITCHEN

Understair pantry with shelving/storage. Double-glazed window to the side. Stainless steel sink unit and drainer, mixer taps over. Fitted eye-level units, complementing base units incorporating drawers, roll-top work surfaces over. Part tiled wall. Built-in four-ring electric hob. Single combination boiler. Concealed cooker filter hood. Space and plumbing for washing machine, space and plumbing for fridge/freezer. Radiator. UPVC panelled door, access onto the garden.

BEDROOM ONE

12' 3" x 12' 1" (3.73m x 3.68m)

Double glazed window to the rear. Radiator. Outlook over private lawned garden. Picture rail.

INNER HALL

Access to bedrooms two and three, directly accessed from the lounge.

BEDROOM TWO

13' 7" x 9' 7" (4.14m x 2.92m)

Double-glazed window to the front. Radiator. Access to loft storage.

BEDROOM THREE

9' 8" x 8' 7" (2.95m x 2.62m)

Double-glazed window to the rear. Coved ceiling.

BATHROOM

Proofed shower room/wet room. Dual aspect, obscure, double-glazed windows. Part tiled walls, proofed floor. Pedestal wash hand basin and low-level WC. Fitted shower. Extractor fan.

FRONT GARDEN

Mature shrub hedges.

REAR GARDEN

A good-sized private rear garden, lawned with established borders. Personal rear gate to off-road parking

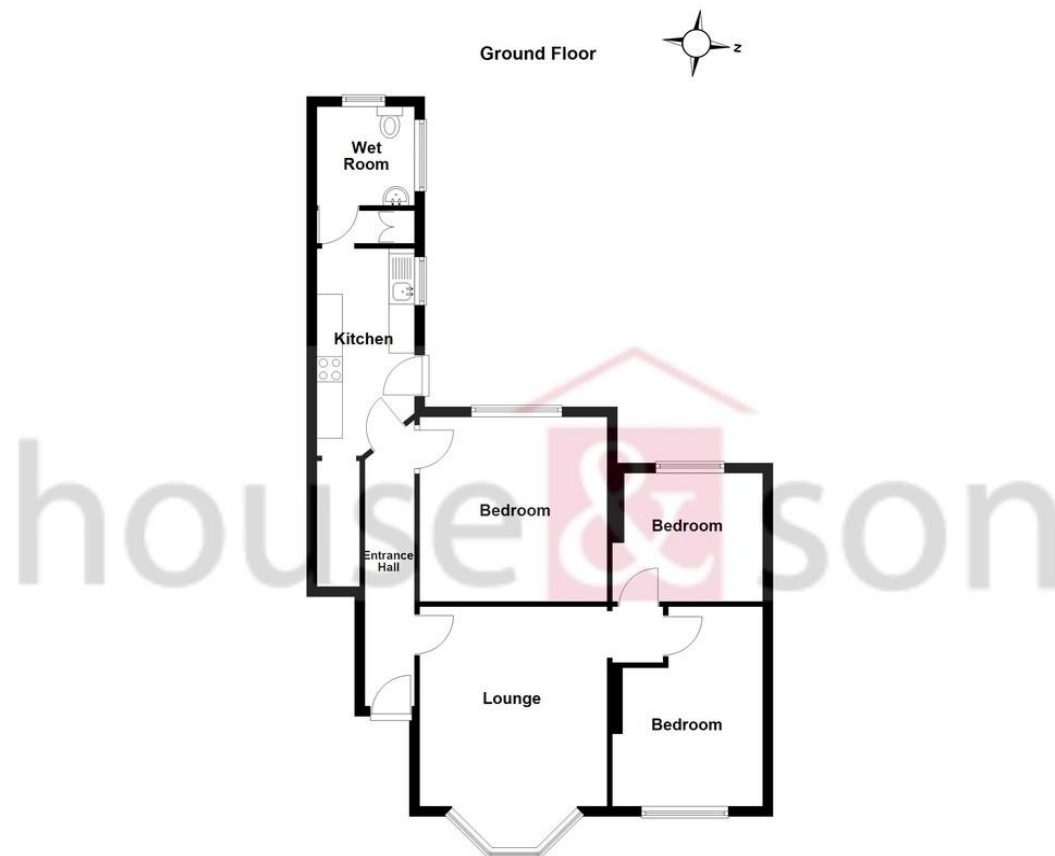
OFF ROAD PARKING

Two off-road parking spaces.

TENURE

Leasehold - 77 years remaining.





Total area: approx. 69.8 sq. metres (751.1 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 556008) Plan produced using PlanUp.

Ground Floor



COUNCIL TAX BAND

Taxband A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Find an energy certificate (f)

English | Cymraeg

Energy performance certificate (EPC)

Ground Floor Flat, 1050 Wimborne Road BOURNEMOUTH BH9 2JH	Energy rating D	Valid until 28 October 2035 Certificate number 3635-4030-4509-0614-4226
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Property type Ground-floor flat

Total floor area 70 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