





## HOUSE & SON

### Guide Price £340,000 Plus

House & Son are delighted to offer for sale this detached family home located in the ever popular Moordown district, with access to good schooling, shopping, several recreational parks and local travel links to further afield. New gas fired central heating system, a stunning 'heart of the home' kitchen/diner with stone work top surfaces and integrated appliances.

The accommodation comprises an entrance hall, kitchen/diner/separate lounge, utility porch to the rear, three first floor bedrooms, provision for en-suite/bedroom four and family bathroom. General finishing/updating required to finish this home to its full potential.

Externally, there is driveway to garage, a deep and wide front garden for additional parking, if required and a private lawned garden to the rear.

This is a real opportunity to finish a home to your design. Highly recommended. Not to be missed!

### ENTRANCE

Double-glazed door to the entrance hall.

### RECEPTION HALL

**11' 1" x 6' 7" (3.38m x 2.01m)**

Cottage-Style reception hallway. Radiator. Under stair recess for storage, heating cylinder expansion tank and electrical fuse board

### LOUNGE

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

Double-glazed bay window to the front, view over easy maintenance, deep and wide lawned garden (potential for additional parking). Radiator.



## KITCHEN/DINER

**22' 5" x 10' 11" (6.83m x 3.33m)**

Double-glazed windows, dual aspect. A feature room finished to a high specification, with a new fitted kitchen. Centralised oversized breakfast bar with pull-up stools and stone work top surfaces. One and a half bowl sink with taps over. Built-in oven and hob. Integrated fridge/freezer and integrated microwave. Tall broom cupboard. Part-glazed door to utility porch.

## UTILITY PORCH

**7' 1" x 4' 3" (2.16m x 1.3m)**

Tiled floor. Storage. Door to the rear garden. Double-glazed.

## STAIRS TO FIRST FLOOR

Stairs rising to first floor landing. Obscure double-glazed window to the side.

## BEDROOM ONE

**12' 6" Into bay x 11' 0" (3.81m x 3.35m)**

Double-glazed bay window to the front. Radiator.

## BEDROOM TWO

**11' 1" x 10' 8" (3.38m x 3.25m)**

Double-glazed window to the front. Radiator.

## BEDROOM THREE

**11' 0" x 7' 10" (3.35m x 2.39m)**

Double-glazed window to the rear, outlook over lawned garden. Radiator.

## FAMILY BATHROOM

**6' 4" x 6' 0" (1.93m x 1.83m)**

Obscure double-glazed window to the side. Three-piece suite, part-tiled walls. Access to the loft.

## EN-SUITE OR BEDROOM FOUR

**7' 7" x 5' 0" (2.31m x 1.52m)**

Framework completed. Double glazed bedroom to the side.



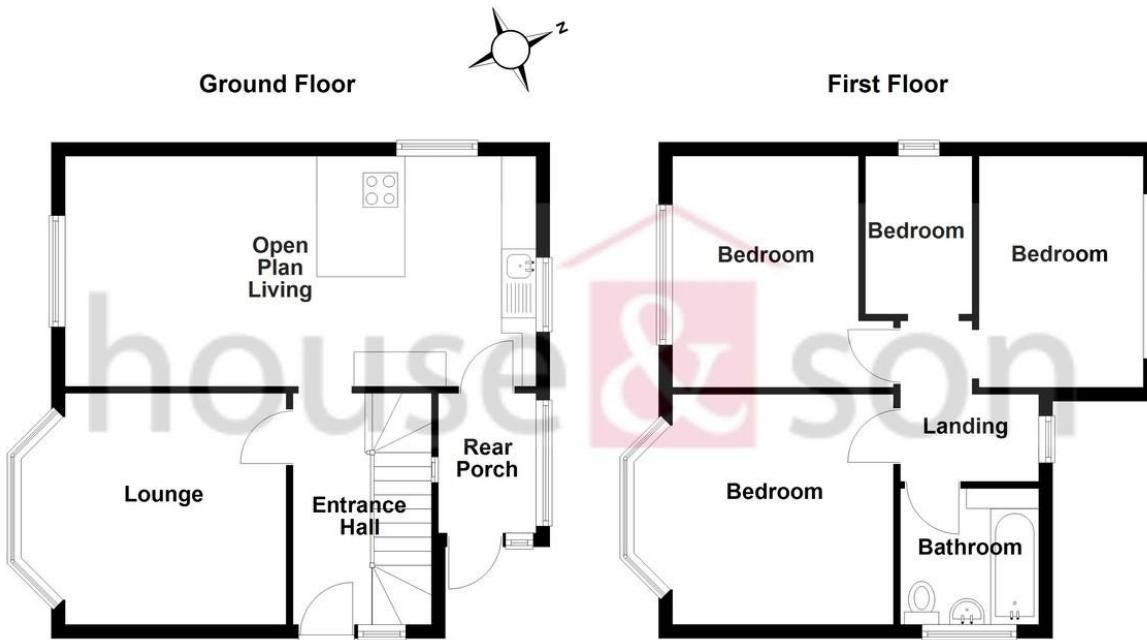
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## Energy performance certificate (EPC)

47 Vicarage Road BOURNEMOUTH BH9 2SA	Energy rating	Valid until: 5 March 2034
	<b>D</b>	Certificate number: 0320-2161-7320-2524-4511

Property type

Detached house