





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 drive way 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.



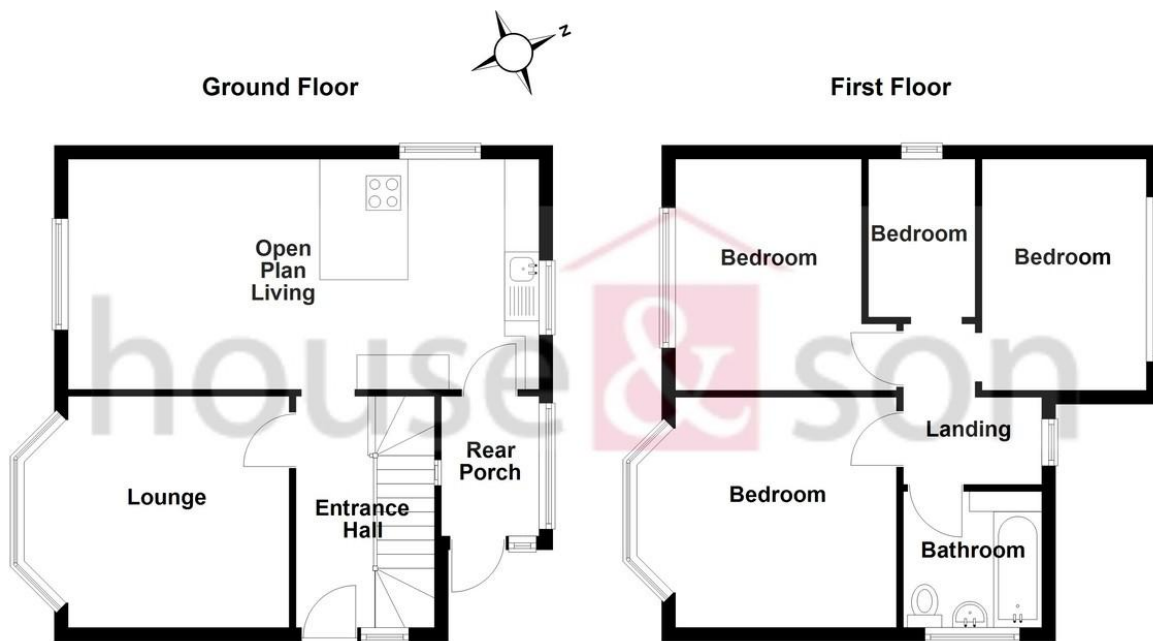
DISCLAIMER

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.

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Total area: approx. 87.1 sq. metres (937.3 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)

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Energy performance certificate (EPC)

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

Property type

Detached house

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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.