







## HOUSE & SON

House & Son are delighted to present this recently refurbished family home, ideally positioned along the popular Parker Road. Offering genuine turn-key convenience, the property is situated between Winton and Charminster, enjoying easy access to a wide range of local amenities, public transport links and well-regarded school catchment areas, making it a strong choice for families and professionals alike.

The home has been thoughtfully updated throughout, with improvements including a brand-new gas boiler, double-glazed windows, gas central heating, a modern fitted kitchen, updated bathrooms, new carpets and fresh décor, creating a light, neutral finish ready for immediate occupation.

### Open-Plan Living and Kitchen Space

The approach leads into a welcoming hallway with access to the principal ground-floor accommodation. The ground floor has been arranged to suit modern family life, with a well-balanced layout and a bright, comfortable feel throughout.

The kitchen forms part of the open-plan living space, creating a sociable and practical environment for every day living and entertaining. The newly fitted cooker complements the kitchen well, and the overall arrangement allows the space to be used flexibly, whether for family time or hosting guests.

A ground-floor toilet adds further practicality and convenience.

### Bathroom Provision and Flexible Accommodation

The property offers excellent bathroom facilities, including a family bathroom, a private en suite and a ground-floor toilet. This level of provision is particularly well-suited to family living or shared accommodation, for those purchasing with friends, offering flexibility without compromise.

### Outdoor Space and Parking

To the rear, the property benefits from a private, easy, low-maintenance courtyard garden, providing a pleasant outdoor space without the upkeep. To the side of the house, there is casual off-street parking, with potential for a dropped kerb, subject to the necessary permissions.



**ENTRANCE HALL**

14' 0" x 3' 5" (4.27m x 1.04m)

**LOUNGE**

14' 0" into bay max" x 12' 5" (4.27m x 3.78m)

**OPEN PLAN KITCHEN/DINER**

16' 2" x 13' 7" (4.93m x 4.14m)

**GROUND FLOOR WC****STAIRS TO FIRST FLOOR****BEDROOM ONE**

12' 5" into recess" x 10' 9" (3.78m x 3.28m)

**EN-SUITE****BEDROOM TWO**

10' 10" x 8' 0" (3.3m x 2.44m)

**BEDROOM THREE**

10' 8" x 8' 0" (3.25m x 2.44m)

**BATHROOM**

5' 7" x 5' 1" (1.7m x 1.55m)

**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. 89.1 sq. metres (959.1 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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## Energy performance certificate (EPC)

48 Parker Road BOURNEMOUTH BH9 1AY	Energy rating	Valid until:	5 January 2036
	<b>D</b>	Certificate number:	8836-2629-9400-0906-9206

Property type

Semi-detached house