





HOUSE & SON

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. The current owner has installed a new gas fired central heating system, electrical rewire and a stunning 'heart of the home' kitchen/diner with stone work top surfaces and integrated appliances.

The accommodation comprises an entrance hall, a new high specification kitchen diner, a separate lounge, utility porch to the rear, three or four first floor bedrooms (provision for en-suite or bedroom four) and a family bathroom. General finishing/updates required to bring this home to its full potential.

Externally, there is a driveway to the 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 this home to your own standard. 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. New hot water cylinder/expansion tank and a new 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 front 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. Double-glazed. Door to the rear garden.

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.

BEDROOM TWO

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

Double-glazed window to the front.

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.

BEDROOM FOUR OR EN-SUITE

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

Framework completed. Double glazed window to the side.

FRONT GARDEN

A deep and wide front garden, with potential for additional parking, if required.

DRIVEWAY

This property offers parking for several vehicles `tandem style`, with access to a garage

GARAGE

detached garage

REAR GARDEN

A good overall size and lawned rear garden



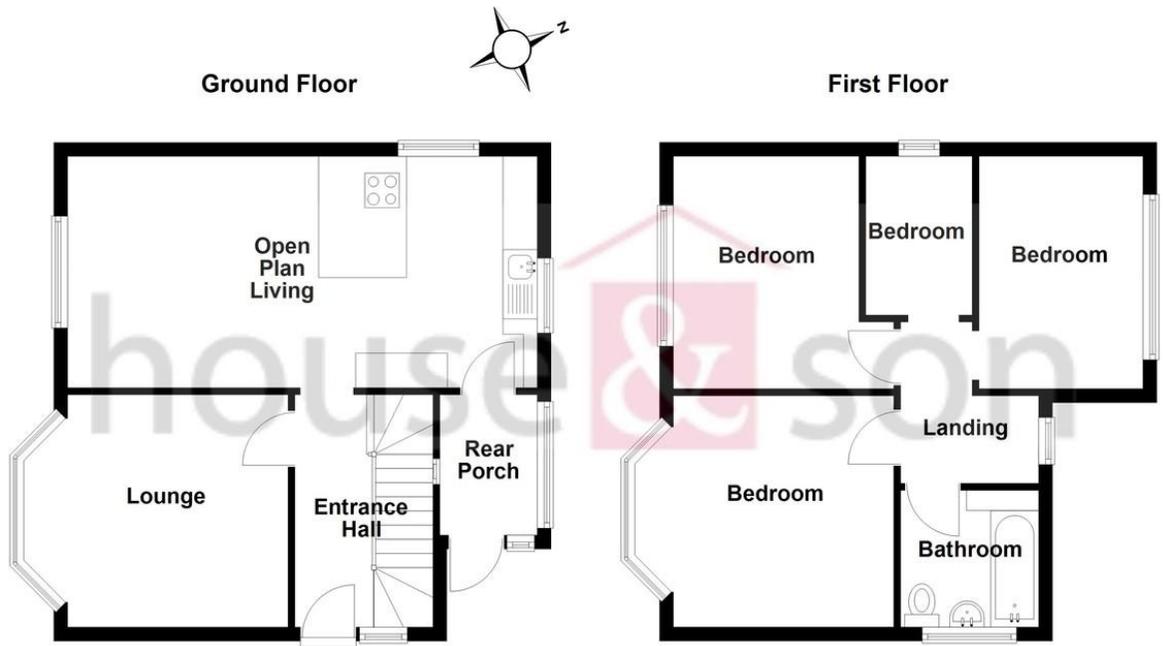
DISCLAIMER

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.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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)
Plan produced using PlanUp.



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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