





## **HOUSE & SON**

House & Son are delighted to be able to offer for sale this detached Edwardian home, over 1,157 sq. m. (107 sq. ft.) A charming brick elevation detached property with 22ft entrance hall, three double bedrooms, two reception rooms, ground floor WC, kitchen/diner, and family bathroom. Externally, there is a driveway to the side leading to covered carport and oversized double garage (23ft x 12ft) to the rear. The rear garden is wall enclosed, easy maintenance with timber decking and 'lazy turf'. Within close proximity are good primary and secondary schools, recreational grounds, shopping and travel links to further afield. This individual home is not to be missed. No forward chain. Highly recommended.

### **ENTRANCE**

UPVC panelled front door to the entrance porch.

### **ENTRANCE PORCH**

Provision for shoes and coats. Panelled front door to the entrance hall.

### **ENTRANCE HALL**

**22' 5" x 5' 7" (6.83m x 1.7m)**

Spacious reception hall with a feature stairwell, newel posts and hand rail. Radiator. Understair storage

### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to the side. Low level WC. Pedestal wash hand basin and splashback. Heated towel rail.

### **LOUNGE**

**14' 0 into bay max" x 12' 2" (4.27m x 3.71m)**

Double glazed window to the front with inset 'bespoke shutters'. Wall light points. Focal point, red-brick fireplace surround with raised stone tile hearth.



## **DINING ROOM**

**13' 1" x 12' 2" (3.99m x 3.71m)**

Large double glazed picture window to the rear. Radiator. Brick. Fireplace with step up hearth. Wall light points.

## **KITCHEN/BREAKFAST ROOM**

**11' 4" x 9' 9" (3.45m x 2.97m)**

Dual aspect double glazed window with a view over the private garden to the rear. One and a half bowl sink with mono-block cooker tap over. Cabinets finished in 'soft cream'. Fitted range of eye-level cabinets with under cabinet lighting. Complementing base units incorporating drawers, roll top work surfaces over. Part tiled walls. Four ring gas hob, chimney filter hood over. Double oven. Integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine. Radiator. Part glazed door access to the rear garden.

## **STAIRS TO FIRST FLOOR LANDING**

Feature landing area with bannister handrail. Media area. Airing cupboard and gas fired boiler Access to loft. Media area: space for computer/study area.

## **BEDROOM ONE**

**14' 2" into bay max" x 12' 0" (4.32m x 3.66m)**

Double glazed bay window to the front. Radiator. Coved ceiling.

## **BEDROOM TWO**

**13' 2" x 12' 0" (4.01m x 3.66m)**

Double glazed bay window with the view over the rear garden. Radiator. Coved ceiling.



## **BEDROOM THREE**

**11' 5" x 10' 0" (3.48m x 3.05m)**

Double glazed window to the rear. Radiator.

## **BATHROOM**

**8' 3" x 5' 8" (2.51m x 1.73m)**

Obscure double glazed window to the front. Three piece white suite, tiled walls, shower enclosure and fitted quadrant shower. Fitted towel rail. Extractor fan.







### **OUTSIDE FRONT**

Boundary wall. Dual opening gates. Pathway to the front garden.

### **DRIVEWAY TO THE SIDE**

Dual opening 6ft wooden gates. Covered carport area.

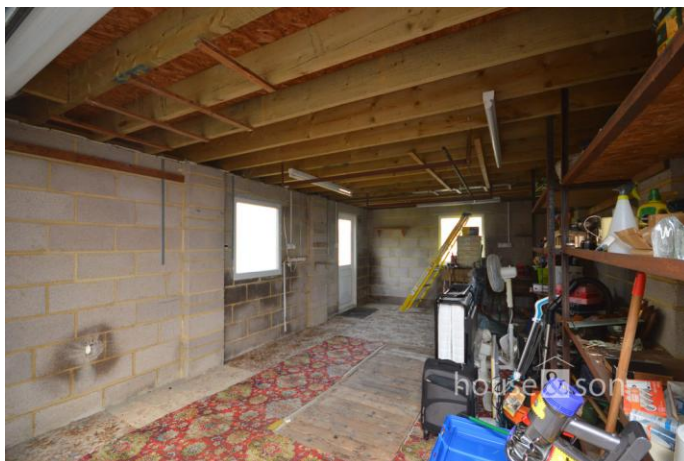
### **DOUBLE GARAGE**

**23' 0" x 12' 6" (7.01m x 3.81m)**

Double garage with power roller door. Separate power supply. Double glazed windows to the side and rear. Power points. Personal access door to the rear. Garage inspection pit.

### **REAR GARDEN**

Timber decking area for 'al-fresco dining/entertaining'. The remaining garden is easy maintenance with wall enclosures, established borders and a summer house.



### **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 or purchaser's legal representative prior to reliance or completion of any transaction.

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Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

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## Energy performance certificate (EPC)

3 Oswald Road BOURNEMOUTH BH9 2TF	Energy rating	Valid until:	8 March 2036
	<b>D</b>	Certificate number:	0390-2891-6570-2806-7975

Property type

Detached house