



house & son



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A charming, three/four bedroom detached character cottage, located in the 'back walks' of Winton, with in close proximity to local amenities including good schooling for all ages, shopping and transportation links to further afield.

The accommodation is versatile, sympathetically modernised and comprises ground floor cloakroom, lounge with fireplace, separate dining room (bedroom four), study/work from home, the 'heart of the home' 17ft x 14ft max kitchen/diner with further utility area, three first floor double bedrooms, en-suite to master bedroom and family bathroom.

Externally, there is a lawned front garden, additional forecourt parking and wide driveway to detached garage and covered carport. The rear garden is southerly aspect, lawned and landscaped. The property is offered with no forward chain.



ENTRANCE PORCH

ENTRANCE HALL

16' 4" x 6' 0" (4.98m x 1.83m)

GROUND FLOOR WC

LOUNGE

12' 10" x 12' 1" (3.91m x 3.68m)

DINING ROOM/BEDROOM FOUR

12' 10" x 11' 7" (3.91m x 3.53m)

STUDY/WORK FROM HOME

12' 0" x 6' 7" (3.66m x 2.01m)

KITCHEN/BREAKFAST ROOM

14' 5" x 13' 5" (4.39m x 4.09m)

UTILITY AREA

7' 0" x 7' 0" (2.13m x 2.13m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 10' 10" (3.96m x 3.3m)

BEDROOM TWO

13' 0" x 10' 7" (3.96m x 3.23m)

BEDROOM THREE

9' 10" x 5' 3 plus closet" (3m x 1.6m)

BATHROOM

0" x 0' 0" (0m x 0m)



WET ROOM

AGENT'S NOTE

The floor plan is for the illustration only.







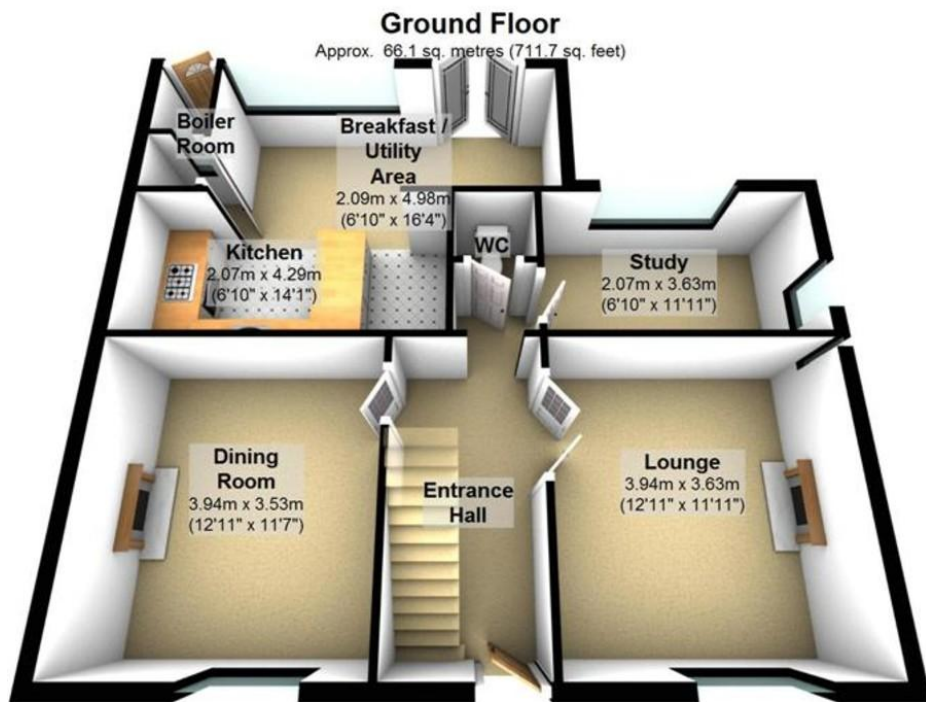
DISCLAIMER

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.

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Energy performance certificate (EPC)

9 Denmark Road BOURNEMOUTH BH9 1PB	Energy rating	Valid until:	20 November 2034
	D	Certificate number:	4490-5305-0122-1428-3943

Property type	Detached house
Total floor area	128 square metres

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. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500)
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