





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this beautifully presented three-bedroom detached family home, occupying a generous plot with a sunny southerly facing rear garden in one of Bournemouth's most desirable residential locations. Having been extensively improved by the current owners since purchasing the property in May 2024, the home is presented in excellent decorative order throughout and is ready for immediate occupation.

The accommodation is well balanced and ideal for modern family living. A welcoming entrance hall leads to a spacious bay-fronted lounge, while to the rear is a separate dining room with patio doors opening onto the garden, creating an excellent space for both everyday living and entertaining. The kitchen has been completely refitted with a stylish range of contemporary units, quality worktops and integrated appliances, including a dishwasher, providing a practical and attractive heart of the home.

The first floor offers three well-proportioned bedrooms, two of which are generous doubles, together with a family bathroom featuring both a corner bath and separate shower enclosure, in addition to a separate cloakroom.

Since purchasing the property in May 2024, the current owners have carried out a comprehensive programme of improvements, including a newly fitted kitchen, replacement of several windows, bespoke handmade plantation shutters to the front elevation, a new gas-fired combination boiler, extensive redecoration throughout and landscaping of the southerly-facing rear garden.



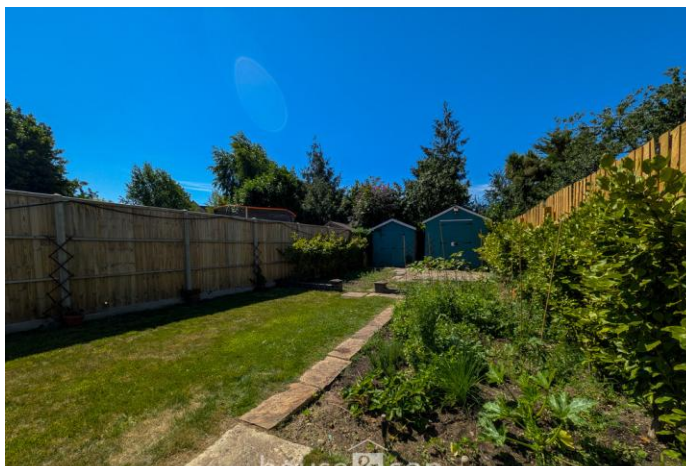
Externally, the property benefits from ample off-road parking, while the rear garden extends to approximately 70ft and enjoys a sunny southerly aspect. Predominantly laid to lawn with a generous patio adjoining the dining room, it provides an excellent space for families and entertaining. Further enhancing the property's appeal is the benefit of an extant planning permission to extend, offering purchasers the opportunity to increase the accommodation without the uncertainty of seeking a new consent (subject to complying with the approved plans and any planning conditions).

The property is ideally located for families, within easy reach of Winton and Glenmoor Academies, Bournemouth School, Bournemouth School for Girls and Talbot Heath School. Winton High Street offers an excellent range of independent shops, cafés and supermarkets, while Bournemouth town centre, the award-winning sandy beaches, Meyrick Park Golf Course and Bournemouth railway station are all easily accessible.

Further benefits include gas central heating, double glazing, no forward chain and a rare opportunity to purchase a detached home that has already been significantly improved, whilst still offering excellent potential for future enlargement.







ENTRANCE HALL

LOUNGE

14' 9 into bay" x 12' 10" (4.5m x 3.91m)

DINING ROOM

15' 2" x 10' 10" (4.62m x 3.3m)

KITCHEN

11' 4" x 8' 3" (3.45m x 2.51m)

UNDERTAIRS STORAGE

STAIRS TO FIRT FLOOR LANDING

BEDROOM ONE

15' 1" x 11' 6" (4.6m x 3.51m)

BEDROOM TWO

14' 9" x 11' 6" (4.5m x 3.51m)

BEDROOM THREE

8' 3" x 7' 1" (2.51m x 2.16m)

BATHROOM

8' 2" x 8' 0" (2.49m x 2.44m)

SEPARATE WC

4' 11" x 2' 10" (1.5m x 0.86m)

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. 107.8 sq. metres (1160.7 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)

78 Victoria Avenue BOURNEMOUTH BH9 2RP	Energy rating	Valid until:	16 January 2034
	E	Certificate number:	5734-7929-2300-0013-3296

Property type

Detached house