slades estateagents

3a Cranmer Road

Winton, Bournemouth, BH9 1JT

Asking Price £335,000

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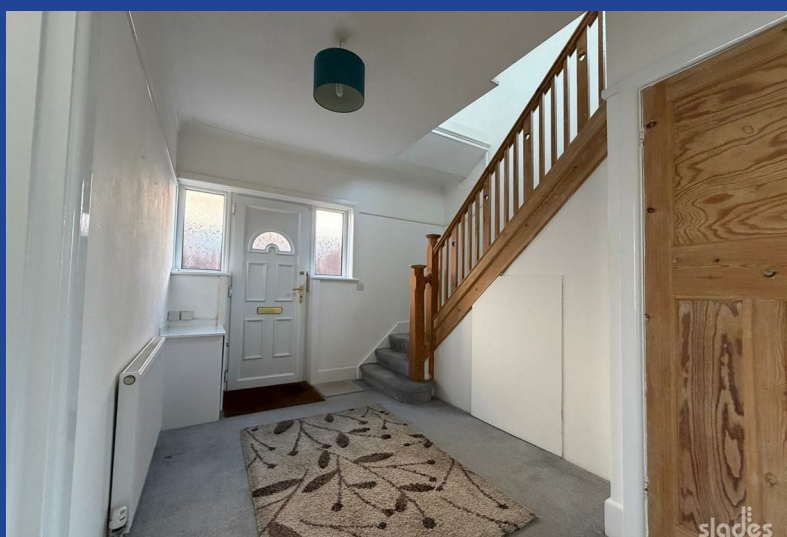
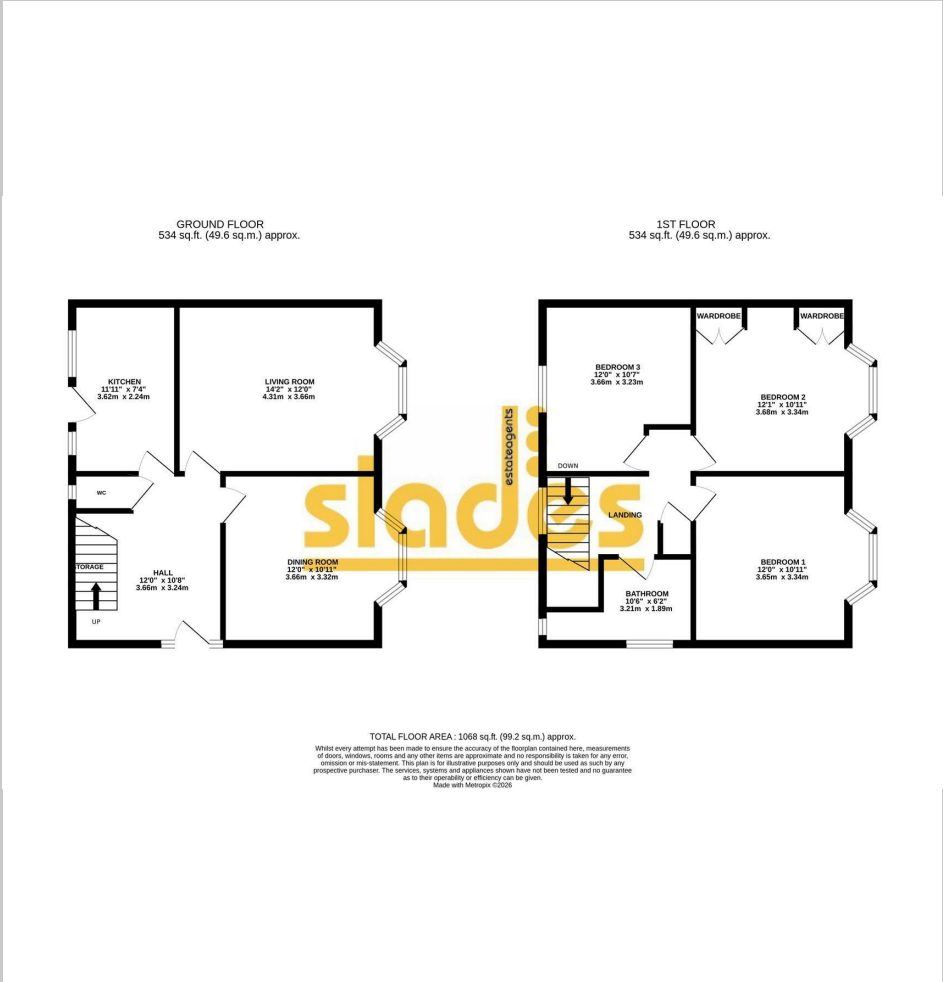


Road Map

Hybrid Map

Terrain Map

Floor Plan

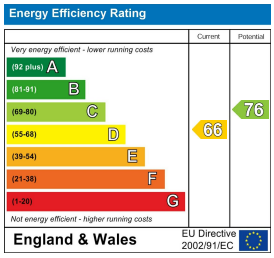


- Detached Double Bay Fronted Family Home within BH9
- Entrance Hall
- 14ft Lounge
- Kitchen with Separate Dining Room
- 3 Double Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- No Forward Chain
- Excellent School Catchment

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

A DETACHED FAMILY HOME IN CENTRAL WINTON BOASTING SPACIOUS ACCOMODATION WITH 3 DOUBLE BEDROOMS AND 2 GOOD SIZED RECEPTION ROOMS. NO CHAIN

The accommodation with approximate room sizes comprises of uPVC double glazed side entrance door with frosted glazed side panels leading to the

ENTRANCE HALL

with coved ceiling, pendant light, picture rail, convection radiator with thermostatic valve, useful under stairs storage cupboard with plumbing for washing machine and further low-level cabinet housing the electricity meter and consumer unit. Doors to

CLOAKROOM

with ceiling light, frosted glazed uPVC window to the side elevation, part tiled walls and a close coupled WC with dual central flush.

LIVING ROOM

14'1" x 12'0" (4.31 x 3.66)

with coved ceiling, central pendant light, convection radiator with thermostatic valve, decorative wooden fireplace surround with inset wood burning stove, tiled hearth and uPVC double glazed bay windows to the front elevation.

DINING ROOM

12'0" x 10'10" (3.66 x 3.32)

coved ceiling, central pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

KITCHEN

11'10" x 7'4" (3.62 x 2.24)

having a ceiling light, smoke alarm, convection radiator and two uPVC double glazed windows overlooking the rear garden. Extensive range of high gloss finished wall and base level kitchen cabinets and rolled edge working surfaces and tiled splash backs Incorporating 1 1/4 bowl single drainer stainless steel sink with chrome tap over, space for freestanding gas or electric cooker and built-in extractor unit over, further breakfast bar area with plumbing for dishwasher beneath, half-glazed uPVC trades door to the rear garden and laminate flooring.

the staircase from the entrance hall leads to the bright spacious first floor landing having a ceiling light, smoke alarm, picture rail, and uPVC double glazed window to the side elevation. Wall thermostat for central heating, and full height floor to ceiling AIRING CUPBOARD also housing the BIASI gas combination boiler and storage space.

BEDROOM ONE

11'11" x 10'11" (3.65 x 3.34)

with coved ceiling and pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

12'0" x 10'11" (3.68 x 3.34)

coved ceiling and pendant light, convection radiator with thermostatic valve and extensive range of full height wardrobes providing both hanging and shelving space and central dressing table unit, uPVC double glazed window overlooking the front elevation.

BEDROOM 3

12'0" x 10'7" (3.66 x 3.23)

pendant ceiling light, picture rail, decorative fireplace surround with tile detail, convection radiator with

thermostatic valve and uPVC double glazed window overlooking the rear elevation.

BATHROOM

with ceiling light, three-quarter tiled walls and and frosted glazed uPVC window to the side elevation. White suite comprised of a panel enclosed bath with hand grips and shower mixer valve over the bath with a glazed shower screen. Modern vanity style sink unit with chrome pillar tap, chrome ladder style heated towel rail, and a close coupled WC with dual central flush and further frosted glazed window and ceiling light.

OUTSIDE

the forecourt provides OFF ROAD PARKING for two cars, whilst a pathway leads alongside the left-hand side of the property to the rear garden.

The rear garden is shallow in depth, (approximately 15ft in depth) and the full width of the property and fully enclosed by panel fencing. There's a lawn area, a raised timber deck area, and a patio area with storage shed.