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Vicarage Road, Bournemouth, BH9 2SA

£350,000

House & Son, Guide Price £350,000 Freehold, *Well Presented Family Detached House in Sought After Moordown, *3 Bedrooms, *Spacious Lounge with Sweeping Bay, *Generous Kitchen/Diner, *GF Cloakroom, *FF Family Bathroom, *En-Suite to Master Bedroom, *Private Rear Garden with Studio/Work from Home Office, *Block Paved Driveway with Parking for Three Vehicles, *Good School Catchments for All Ages, *Highly Recommended, *No Forward Chain, *Not To Be Missed!



Vicarage Road, Bournemouth, BH9 2SA

HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

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A well appointed modern detached family home, in the sought after Moordown location. The immediate area supports excellent schooling for all ages including Winton/Glenmoor secondary schools. There are several recreational parks, nature reserve and shopping locally and close by Castlepoint.

The accommodation is 'crisp' with 'on-point' decoration throughout. The property comprises living room, kitchen/diner, ground floor cloakroom, three first floor bedrooms, family bathroom and semi en-suite to master bedroom. The gardens to the rear are private, lawned, with work from home/studio. Ample block paving to the front for several vehicles. No forward chain. Vacant possession. Not to be missed.

Provision for shoes and coats etc. Radiator. UPVC double glazed door, access to rear garden.

Fence and wall enclosed. Outside tap. The gardens is lawned and low maintenance.

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.



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Energy performance certificate (EPC)

10 VICARAGE ROAD BOURNEMOUTH BH9 2SA	Energy rating D	Valid until 22 April 2031
Property type Detached house	Certificate number W738-4728-18680112-0222	
Total floor area 40 square metres		

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