





HOUSE & SON

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

'Turn key' - a charming, well appointed home on a tree-lined road at Victoria Park. This home really does have it all, from a stunning versatile open planned living space to the rear of the property with direct access onto the westerly aspect private lawned garden, to the recent bathroom installation, 'on-point' decoration throughout coupled with parking and good schooling, shopping and recreational parks. This home is not to be missed. Highly recommended!.

FEATURE STORM PORCH SHELTER

Feature composite front door with complementing side glazed windows.

ENTRANCE HALL

Spacious reception hall. Understair storage closet. Karndean flooring. Open planned entrance hall leading to a feature open plan living room and a separate lounge to the front

LOUNGE

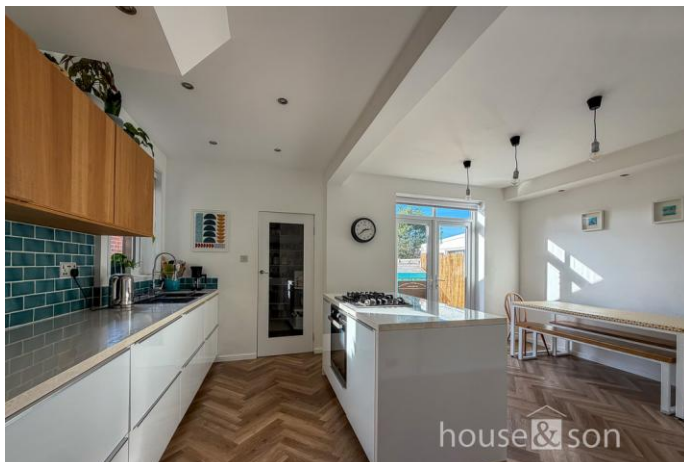
14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed bay window to the front, view over tree lined road. Tall ceilings. Picture rail. Retrofit radiator. Wooden flooring. Modern décor finish.

LIVING ROOM

18' 1" x 12' 3" (5.51m x 3.73m)

The 'heart of the home' open plan living space with dual opening double glazed French doors accessing onto the westerly aspect garden. An inviting and versatile space with a centralised island with an overhanging breakfast bar, 'pull up' stools. Inset gas hob, oven under. Kitchen cabinets



finished in 'soft white'. Kardean flooring.

PANTRY/UTILITY ROOM

7' 6" x 4' 3" (2.29m x 1.3m)

Shelving, storage and provision for fridge/freezer and washing machine etc.

CLOAKROOM POTENTIAL

The pantry/utility room was originally a ground floor cloakroom.

STAIRS TO FIRST FLOOR LANDING

Accessed via the entrance hall. Double glazed window to the side. Oversized loft entry point. Picture rail.

BEDROM ONE

14' 3 into bay" x 12' 0" (4.34m x 3.66m)

Double glazed bay window to the front, south easterly aspect with view over the tree lined road. Radiator.

BEDROOM TWO

12' 5" x 10' 11" (3.78m x 3.33m)

Double glazed window to the rear, view over the private lawned westerly aspect rear garden. Radiator.

BEDROOM THREE

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed window to the front. Radiator.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m)

A recent modern three piece shower bathroom suite has been installed. Cabinet concealing combination boiler.



OUTSIDE FRONT

Gravelled driveway to the front. Parking for several vehicles and 6ft gate to the side leading to the rear garden.

REAR GARDEN

Westerly aspect rear garden with a good size timber decking area for entertaining and dining. The remaining garden is laid to lawn and private.







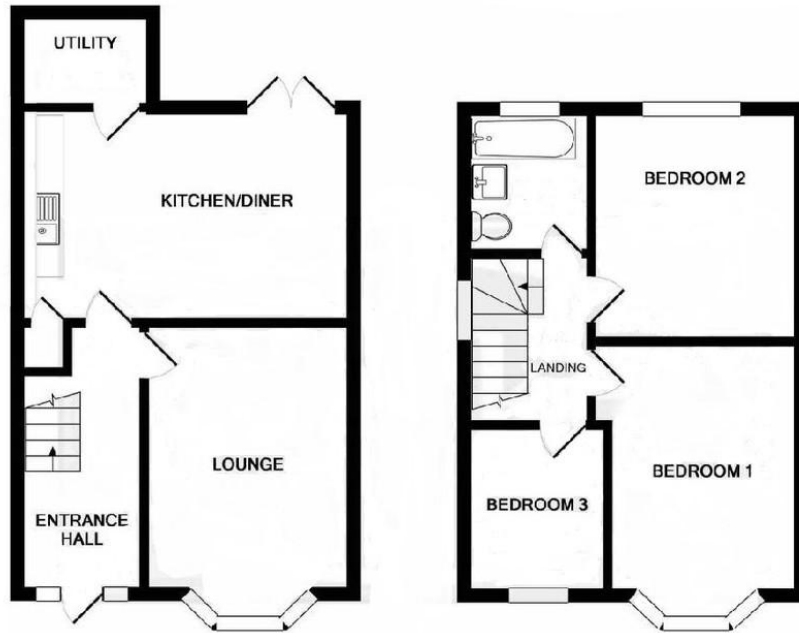
DISCLAIMER

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.





Energy performance certificate (EPC)

98 Edgehill Road BOURNEMOUTH BH9 2PH	Energy rating	Valid until:	1 March 2036
	C	Certificate number:	9136-5627-0500-0352-9202

Property type: Semi-detached house

Total floor area: 88 square metres