





HOUSE & SON

House & Son are favoured with marketing instructions for this freehold 'Edwardian style semi detached house' boasting three double bedrooms, two reception rooms, modern kitchen/breakfast room, private, westerly aspect rear garden and in close proximity to Winton recreation grounds, choice of good primary and secondary schooling and with easy access to Charminster and Winton High Street's for all your everyday needs. NO FORWARD CHAIN. An internal viewing comes highly recommended.

ENTRANCE

UPVC double glazed panelled front door: -

ENTRANCE HALL

Coarse matting, wood effect laminate flooring, radiator, recessed ceiling downlighters and coved ceiling.

LOUNGE

14' 3" into bay x 11' 5" (4.34m x 3.48m)

UPVC double glazed bay window to front, with outlook over front garden. Radiator. Media point. Tall ceilings. Feature fireplace. Inset downlighters. Coved ceiling.

DINING ROOM/BEDROOM FOUR

11' 8" x 12' 7" (3.56m x 3.84m)

Dual aspect UPVC double glazed windows. Built in storage closet. Understair storage closet. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

9' 6" x 9' 1" (2.9m x 2.77m)

UPVC double glazed window to rear with outlook over lawned feature garden. One and half bowl stainless steel sink unit and drainer, mixer tap over. Fitted eye level units, fitted base units incorporating drawers. Roll top work surfaces over. Part tiled walls. Inset 4 ring gas hob with stainless steel



finish, chrome splash back. Chimney filter hood over. Space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher. Wall mounted gas fired combination boiler. Radiator. Room for small table and chair set. Coved ceiling. Wooden panelled door access to rear garden.

STAIRS TO FIRST FLOOR LANDING

Access via entrance hall. Feature newel post, spindles and handrail. First floor Landing: - Access to loft. Communicating landing/reception area. Large storage closet with shelving. Recessed ceiling downlighters and coved ceiling.

BEDROOM ONE

14' 0" into bay x 9' 8" (4.27m x 2.95m)

Double glazed bay window to front with outlook over Abbott Road and towards Winton recreational park. Built in floor to ceiling bank of wardrobe. Recessed ceiling downlighters. TV aerial connection point. Coved ceiling.

BEDROOM TWO

10' x 9' 4" (3.05m x 2.84m)

Double glazed window to rear with outlook out over feature lawned garden. Built in wardrobes and storage. Coved ceiling.

BEDROOM THREE

10' 0" x 9' 4" (3.05m x 2.84m)

Double glazed window to rear with view of private lawned garden. Built in wardrobes and storage. Coved ceiling.

FAMILY BATHROOM

8' 6" x 5' 5" (2.59m x 1.65m)

Modern three piece suite. Obscure double glazed window to front. Deep bath with side panel, mixer tap over, with



shower attachment and rising rail. Folding shower screen to side. Pedestal wash hand basin. Low level WC. Heated chrome effect towel rail. Extractor fan. Coved ceiling. Tiled walls.

FRONT GARDEN

Approximately 6.3m x 3.2m (max depth)

Currently with boundary wall, inset gate, easy maintenance, pathway to front door and further 6ft side gate leading to rear garden.







REAR GARDEN

Fence enclosed. Private, westerly aspect rear garden. Mature shrubs.

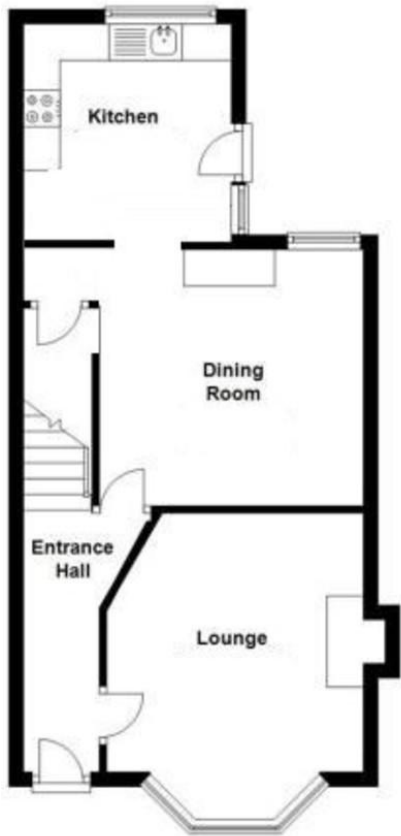
DISCLAIMER

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.

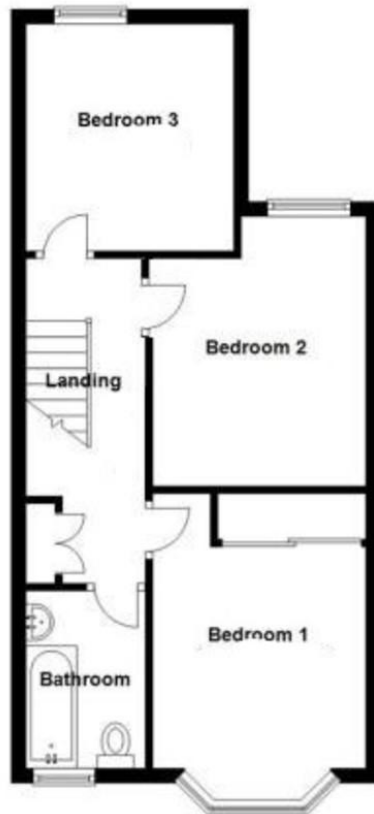
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative 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.

Ground Floor



First Floor



Energy performance certificate (EPC)

10 ABBOTT ROAD BOURNEMOUTH BH9 1ET	Energy rating	Valid until:	13 December 2030
	D	Certificate number:	0190-1947-0422-6097-3203

Property type: Semi-detached house

Total floor area: 89 square metres