



house & son

Stillmore Road

Bournemouth, BH11 8NT

£275,000

- Three Bedrooms
- Two Reception Rooms
- Good Size Westerly Aspect Rear Garden
- Driveway and Off Road Parking
- Vacant Possession
- Potential to Extend (stpp)
- Gas Central Heating
- Double Glazing



HOUSE & SON

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

House & Son are delighted to be able to offer for sale this semi-detached family home which would now benefit from modernisation and refurbishment. The accommodation comprises entrance hall, sitting room, dining room, kitchen, stairs to first floor, three bedrooms, bathroom, gas central heating, UPVC double glazing, front and rear gardens, driveway providing off road parking.

The property is situated in a residential cul-de-sac location, being within easy reach of local shops and facilities at both Ringwood Road and Bearwood. Bournemouth town centre is a short drive away.

ENTRANCE

UPVC double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor. Understair storage.

LIVING ROOM

14' 3" x 10' 10" (4.34m x 3.3m)

Fireplace with raised hearth and inset fire. UPVC double glazed window to front.

DINING ROOM

10' 10" x 9' 10" (3.3m x 3m)

UPVC double glazed window to rear.

KITCHEN

9' 10" x 9' 10" (3m x 3m)

Single bowl single drainer sink unit. UPVC double glazed door leading to rear garden.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

14' 7" x 8' 8" (4.44m x 2.64m)

Built in cupboard.

BEDROOM TWO

12' 0" x 10' 10" (3.66m x 3.3m)

Built in cupboard.

BEDROOM THREE

8' 10" x 7' 8" (2.69m x 2.34m)

Store cupboard.

BATHROOM

Panelled bath, pedestal wash hand basin, low level W.C.

Double glazed window to rear.

FRONT GARDEN

Driveway providing ample off road parking. The timber is laid to lawn with front boundary wall.

REAR GARDEN

Good size rear garden which is over grown, but offers great potential to improve.

DISCLAIMER

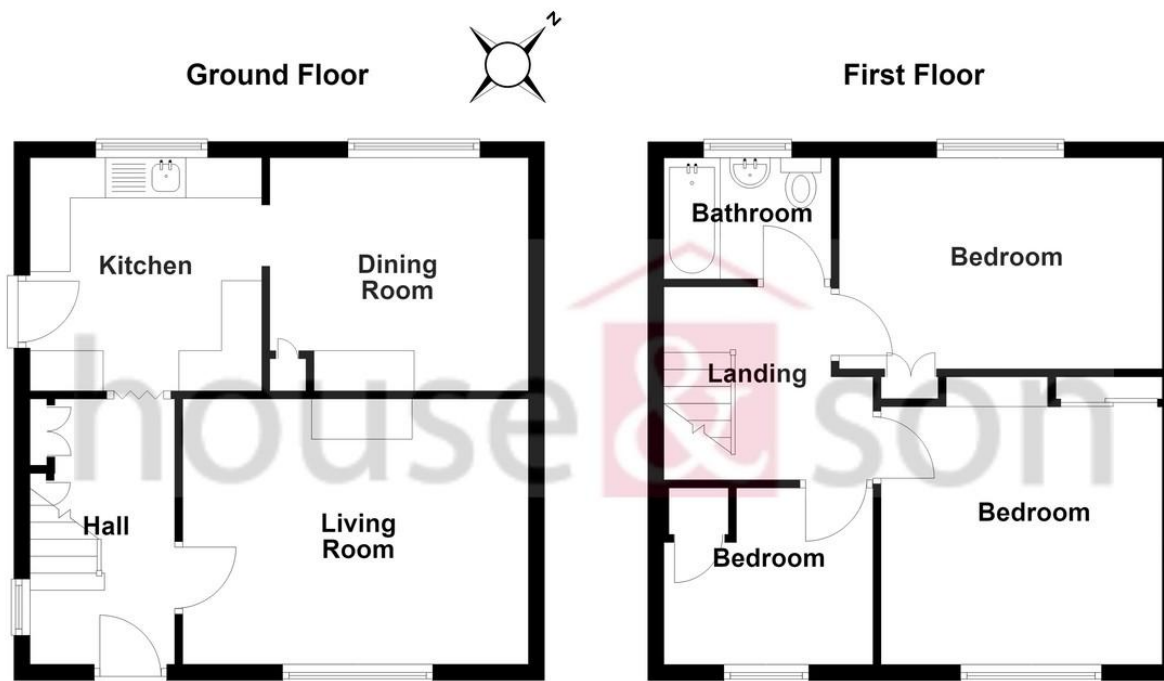
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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son.

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.

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Total area: approx. 78.5 sq. metres (844.7 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.

COUNCIL TAX BAND

Taxband B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Energy performance certificate (EPC)

15 Dilmore Road BOURNEMOUTH BH11 5JY	Energy rating	Valid until	26 August 2036
	D	Certificate number	2192-5065-1208-4116-7204

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements