





HOUSE & SON

This well-presented semi-detached home offers an excellent opportunity to acquire a clean and tidy two double bedroom property in a highly sought-after residential location.

The accommodation extends to approximately 88 square metres and provides a flexible and well-balanced layout, ideally suited to a range of buyers. On entering the property, a welcoming hallway leads through to the principal ground floor rooms.

To the front is a versatile reception room, currently used as a bedroom, but equally well suited as a comfortable lounge, home office or additional sitting room depending on requirements. To the rear sits a good-sized dining room, which also works extremely well as a lounge diner, creating a sociable and adaptable central living space.

The kitchen is well appointed and practical in design, offering a functional workspace with scope for personalisation if desired. Upstairs, the property continues to impress with two genuine double bedrooms and a well-fitted family bathroom, all presented in good order. Additional loft storage further enhances the practicality of the home.

A real advantage is the level of improvement already in place, including a new roof installed approximately in 2018 and a modern gas-fired combination boiler fitted around three years ago, providing reassurance for the incoming purchaser.

Externally, the property benefits from off-road parking to the front, while to the rear is a particularly attractive south-facing garden. This is a real highlight of the home, offering a private and sunny outdoor space ideal for relaxing, entertaining or gardening.



Located on the ever-popular Malmesbury Park Road, the property is well placed for a wide range of local amenities. Nearby are well-regarded schools including Malmesbury Park Primary School, along with convenient access to Bourne-mouth town centre, Winton and Charminster. Queens Park is also within easy reach, offering open green space, woodland walks and leisure facilities. Excellent transport links are available via the A338 and surrounding routes, making this a highly convenient location for commuters.

Overall, this is a very appealing home in a popular and established residential area, offering comfortable accommodation now with excellent flexibility and further scope for a buyer to personalise over time.

Presented by Sole Agents House & Son, an established local estate agency since 1939.

LOUNGE

13' 8 into bay" x 11' 8" (4.17m x 3.56m)

DINING ROOM

11' 8" x 11' 1" (3.56m x 3.38m)

KITCHEN

12' 3" x 5' 11" (3.73m x 1.8m)

BEDROOM ONE

13' 7 into bay" x 11' 5 into recess" (4.14m x 3.48m)

BEDROOM TWO

11' 1" x 7' 8" (3.38m x 2.34m)

BATHROOM

8' 0" x 6' 1" (2.44m x 1.85m)



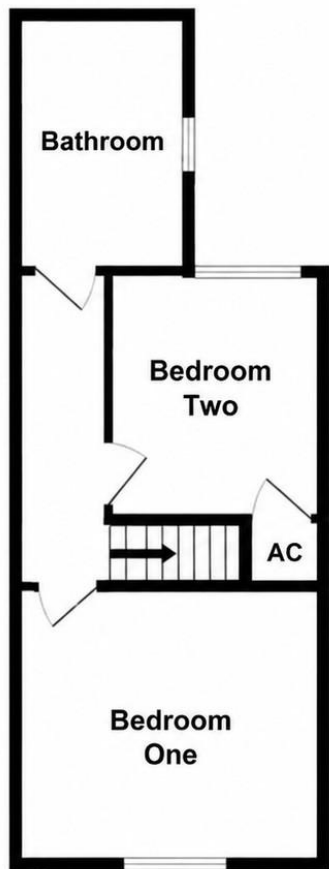
DISCLAIMER

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.

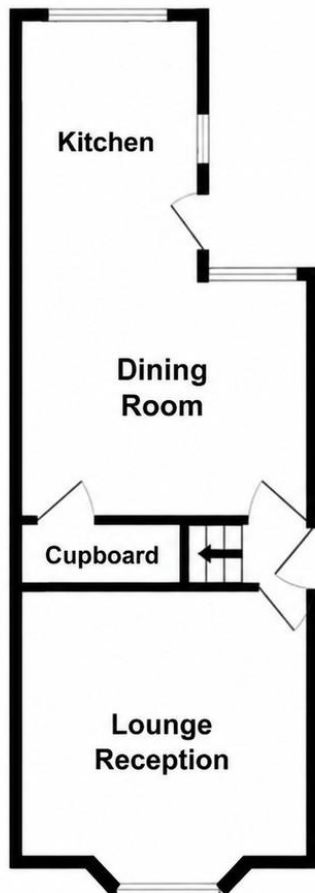
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative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





First Floor



Ground Floor

78 Square Metres /
840 Square Feet



Energy performance certificate (EPC)

175 Malmesbury Park Road BOURNEMOUTH BH8 8PU	Energy rating	Valid until:	20 September 2029
	D	Certificate number:	0467-2827-6315-9891-3471

Property type	Semi-detached house
Total floor area	88 square metres