



Cranmer Road, BOURNEMOUTH BH9 1JT

welcome to

Cranmer Road, BOURNEMOUTH

Fox & Sons are delighted to present this versatile three/four double bedroom detached home, featuring a fitted kitchen, two spacious reception rooms, a private rear garden and driveway parking. Offered chain-free with vacant possession.



Located on a residential road in the highly desirable area of Winton, this well-presented three/four double bedroom detached family home offers spacious and versatile living accommodation. Ideally positioned just a short distance from Winton High Street, Winton Recreational Park, and a range of local amenities, the property also falls within excellent school catchments-making it a perfect choice for families.

The ground floor comprises a welcoming entrance hall, two generous reception rooms-one featuring a charming fireplace-and a well-equipped kitchen with ample storage and worktop space. A convenient ground floor WC completes the layout. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms all featuring bay windows, and a modern family bathroom with shower over bath, wash and basin & WC.

Externally, the property benefits from driveway parking and a low-maintenance rear garden, ideal for outdoor entertaining or relaxing. With its blend of character, comfort, and convenience, this home is a must-see for buyers seeking a family-friendly lifestyle in a prime location.

Entrance Hall

Kitchen

12' Max x 7' 3" (3.66m Max x 2.21m)

Lounge

16' 3" Max x 11' 9" (4.95m Max x 3.58m)

Dining Room

12' 9" Max x 12' 6" (3.89m Max x 3.81m)

Bedroom 1

13' 3" Max x 11' 7" (4.04m Max x 3.53m)

Bedroom 2

13' 4" Max x 11' 9" (4.06m Max x 3.58m)

Bedroom 3

11' 8" Max x 10' 4" (3.56m Max x 3.15m)



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Cranmer Road, BOURNEMOUTH

- CHAIN FREE- VACANT POSSESSION
- 3/4 DOUBLE BEDROOMS
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTN110312 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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