house & son

STROUDEN ROAD, BOURNEMOUTH, BH9 1QW

GUIDE PRICE £350,000

HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
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House & Son are delighted to be able to offer for sale this charming double-fronted detached cottage, dating back over 100 years, is full of character and offers excellent potential to improve and extend (subject to the necessary consents). The property retains many of its original features and period charm. The current owner has lovingly created a beautiful cottage garden, overflowing with natural flowers and mature planting, providing a colourful and tranquil setting that perfectly complements the home's timeless character.

The accommodation comprises entrance porch, entrance hall, sitting room, snug/study/garden room, utility, kitchen, dining room, stairs to first floor, three double bedrooms, family bathroom with separate shower, gas central heating, some double glazing, off road parking, front and well-stocked rear garden, summer house and garage.

The property is situated in a much sought after residential area, being within easy reach of local shops and facilities at both Winton and Moordown. Bournemouth town centre is a short drive away.

PORCH

Timber framed. Original tiled floor. Courtesy light and gas meter. Timber door leading in to reception hall.

RECEPTION HALL

12' 9" x 5' 5" (3.89m x 1.65m)
Natural stripped floor boards, wooden stairs to first floor. Understair storage. Radiator. Original ceiling

LOUNGE

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

UPVC double glazed window to front. Two radiators. Decorative mantle and timber surround.

DINING ROOM

10' 11" x 10' 5" (3.33m x 3.18m)

Stripped brick fireplace with brick hearth and timber surround. Double glazed window to the front.

KITCHEN

10' 11" x 8' 5" (3.33m x 2.57m)

Timber window to the rear. Radiator. Butcher block work surfaces, ceramic sink unit, fitted cupboards. Radiator.

UTILITY/BOOT ROOM

6' 3" x 4' 10" (1.91m x 1.47m)

Two windows to the rear. Timber door to the side. Space and plumbing for washing machine.

SNUG/STUDY

10' 11" x 6' 5" (3.33m x 1.96m)

French doors to the garden. Radiator.

STAIRS TO FIRST FLOOR LANDING

Windows to the front and rear. Stripped wood banister and flooring. Hatch to loft. Picture rail.

BATHROOM

11' 0" x 8' 6" (3.35m x 2.59m)

Four piece white suite. Scroll top bath. Part panelled and exposed brick walls. Obscure sash window to the rear.

BEDROOM ONE

11' 1" x 11' 0" (3.38m x 3.35m)

UPVC double glazed window to the front. Radiator. Smooth plastered ceiling.

BEDROOM TWO

10' 10" x 10' 6" (3.3m x 3.2m)

UPVC double glazed window to the front. Radiator. Smooth plastered ceiling. Original cast iron fire surround with tiled hearth.

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BEDROOM THREE

10' 11" x 7' 9" (3.33m x 2.36m)

Timber glazed window to the rear. Smooth plastered ceiling. Radiator. Wood flooring.

OUTSIDE

REAR GARDEN

Summer house.

GARAGE

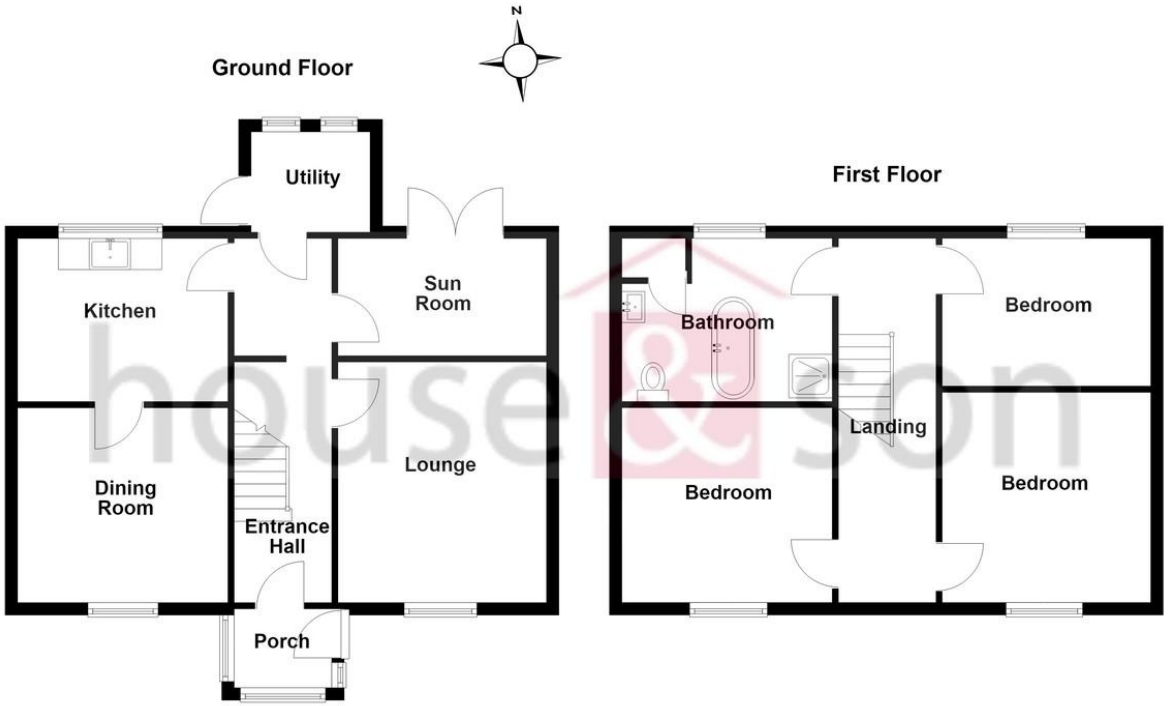
Door to the side.

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.



Total area: approx. 105.6 sq. metres (1136.2 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.

Energy performance certificate (EPC)

105 Strouden Road BOURNEMOUTH BH9 1QW	Energy rating **E**	Valid until:	**16 August 2036**
		Certificate number:	**0370-2433-8680-2596-0501**

Property type	Detached house
Total floor area	103 square metres

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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.