





HOUSE & SON

House & Son are delighted to offer for sale this Edwardian style, traditionally built home in the ever popular Winton and Charminster location. A spacious home with benefit of three first floor double bedrooms, two loft rooms (ideal for storage and games room/study), two separate reception rooms, kitchen/breakfast room, modern three piece family bathroom and ground floor cloakroom. General updating is required to make this house a home. Externally, there is potential for off road parking (please refer to BCP Council prior to commitment to purchase) and a good size, westerly aspect family rear garden with outbuildings. A charming home with generous overall accommodation, within close proximity to good schools for all ages. Highly recommended. No forward chain!

ENTRANCE

Obscure double glazed front door to entrance hall.

ENTRANCE HALL

12' 0" x 6' 0" (3.66m x 1.83m)

Tall ceilings, recessed lights. Radiator.

GROUND FLOOR CLOAKROOM

Obscure glazed window to the side. Low level WC, wall mounted wash hand basin.

LOUNGE

14' 2 into bay" x 12' 0" (4.32m x 3.66m)

Double glazed bay window to the front. Media wall, wall lights and shelving.

DINING ROOM

13' 9" x 10' 5" (4.19m x 3.18m)

Double glazed French doors access onto private patio and westerly aspect lawned garden. Radiator. Door accessed to



the kitchen.

KITCHEN

13' 8" x 7' 7" (4.17m x 2.31m)

Double glazed window to the rear with view over the garden. One and half bowl sink, drainer to the side, mixer taps over. Fitted eye level units, complementing base units incorporating drawers. Tiled work top surfaces. Space for cooker, gas/electric point. Breakfast bar. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired combination boiler, LCD timer control.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to the side.

BEDROOM ONE

14' 2 plus recess into bay" x 12' 0" (4.32m x 3.66m)

Double glazed window to the front. Built in wardrobe furniture, including drawers, bridging units and side cabinets. Radiator.

BEDROOM TWO

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed bay window to the front, view over the garden. Radiator.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window to the rear. Radiator.

BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

Obscure double glazed window to the front. 'P'-shaped bath, shower screen to the side, taps and thermo 'T'-bar shower. Vanity unit, inset wash hand basin, enclosed cistern WC.



Tiled walls, stone effect fitted flooring. Ladder style heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Velux style window.

OCCASIONAL ROOM ONE

12' 8" x 9' 10" (3.86m x 3m)

velux style window. Radiator. Part eaved ceiling. Ideal games/entertainment room. Access to eaves.







OCCASIONAL BEDROOM TWO/STUDY/WORK FROM HOME

9' 9" x 9' 0" (2.97m x 2.74m)

Velux style window to the front. Part eaved ceilings.

Agent's note: part sloped and restricted head height.

OUTSIDE FRONT

Potential for off road parking, subject to BCP Council consent.

REAR GARDEN

Westerly aspect rear garden, patio and lawned, with outbuilding to the rear.

DISCLAIMER

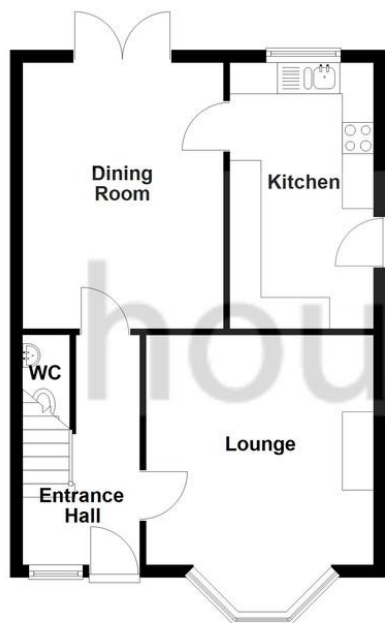
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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken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

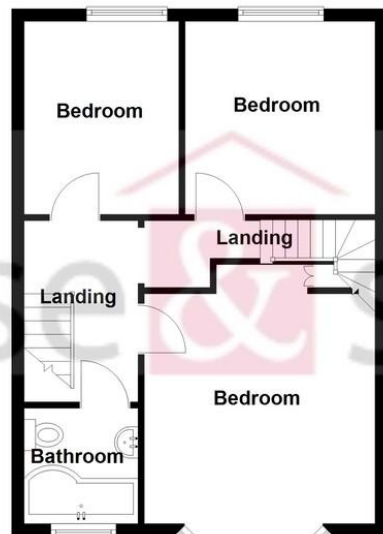
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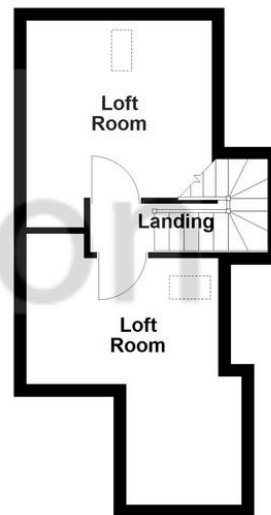
Ground Floor



First Floor



Second Floor



Total area: approx. 113.0 sq. metres (1216.3 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.

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Energy performance certificate (EPC)

2 Murley Road BOURNEMOUTH BH9 1NS	Energy rating	Valid until:	22 March 2036
	D	Certificate number:	0310-2483-1670-2196-7015

Property type

Detached house