





house & son

Endfield Road

Bournemouth, BH9 1TH

Guide Price £160,000 - £180,000

- For Sale By Public Auction 3rd November 2026 (unless previously sold)
- Ground Floor Flat with Private Own Entrance
- Large South Facing Garden - Plot Potential (see agent's note)
- Two Double Bedrooms
- UPVC Double Glazing (where specified) and Gas Central Heating
- Driveway to Garage
- Good Schooling for All Ages and Amenities Close By







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, via Public Auction, with business partners Clive Emson, this character freehold garden flat with generous accommodation, own private front door, two double bedrooms, kitchen/breakfast room, spacious bathroom, south facing private garden and garage. The property benefits from freehold with an underlying lease. There is a plot potential (please see agent's note).

The property is located close to local amenities including schooling for all ages, shopping and travel links. There is no forward chain. An ideal home or investment purchase.

Updating required throughout.

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PRIVATE FRONT DOOR ENTRANCE

ENTRANCE HALL

LOUNGE

15' 7" x 13' 0" (4.75m x 3.96m)

KITCHEN/BREAKFAST ROOM

14' 10" x 8' 10" (4.52m x 2.69m)

BEDROOM ONE

17' 3 overall" x 11' 0" (5.26m x 3.35m)

BEDROOM TWO

13' 10 into bay" x 11' 3" (4.22m x 3.43m)

BATHROOM

DETACHED GARAGE

LARGE SOUTH FACING REAR GARDEN

AGENT'S NOTES

Prospective purchasers to make their own enquiries about development potential opportunities. There are no warranties implied by Messrs House & Son or Clive Emson Auctioneers.

Unless previously sold. The seller reserves the right to sell prior to the auction.

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.

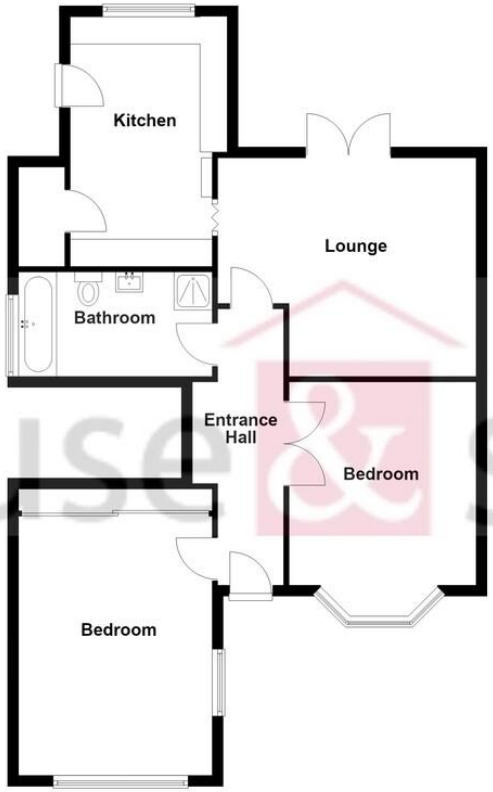
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Ground Floor



Total area: approx. 79.2 sq. metres (852.1 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

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

GFF 16 Endfield Road Bournemouth BH9 1TH	Energy rating D	Valid until:	15 October 2036
		Certificate number	4636-1220-6109-0826-2296

Property type	Ground-floor maisonette
Total floor area	79 square metres

OFFICE
348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844
E: winton@houseandson.net
W: www.houseandson.net

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