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Draft Particulars



Well Presented 3-Bedroom End-Terrace House in Convenient Location

Tenure: Freehold

Approx 75.9 sq meters (817 sq ft)

Built Circa 2005

Allocated 'Off-Road' Parking Space

**18 Castle Road,
Winton, Bournemouth. BH9 1PJ**

Price £325,000

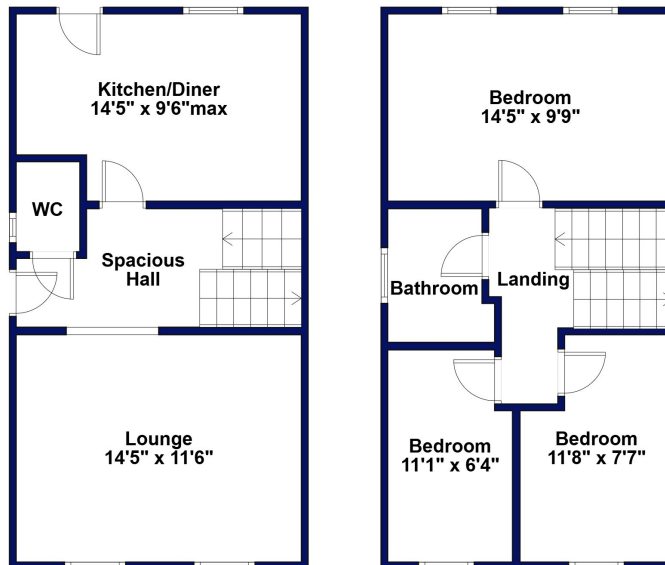
- Spacious Entrance Hall
- Lounge with Kardean Flooring
- Modern Kitchen/Diner
- 3-Good Bedrooms
- Bathroom & Cloakroom

- Gas Central Heating & PVCu Double-Glazing
- 'Off Road' Parking Space
- Delightful Garden
- Popular Area
- Convenient to schools & local amenities

Well Presented 3-Bedroom End Terraced House situated close to local amenities, schools & regular bus services. The property was built circa 2005 & offers well-planned accommodation with a large lounge & spacious kitchen/diner leading to a delightful rear garden. Allocated 'Off-Road' Parking. Offered with No Onward Chain! Viewing recommended!

Accommodation and approximate room sizes:

- Entrance Hall: Deep storage cupboard.
- Cloakroom: Wash basin & WC.
- Lounge: A good-sized room with 2 windows & high quality Kardean flooring.
- Kitchen/Diner: Modern fitted kitchen with a range of floor and wall cupboards. Built-in oven, hob & cooker hood over. Space for tall fridge/freezer, tumble dryer & washing machine. Wall mounted combination gas boiler. Ample space for dining suite. Door to garden.
- Landing: Hatch to insulated loft space.
- Bedroom 1: Generous double bedroom with wardrobes. Double-glazed window to rear aspect. Space to create an en-suite if required.
- Bedroom 2: Double bedroom with double-glazed window to front aspect.
- Bedroom 3: Double-glazed window to front aspect
- Bathroom: Panelled bath with mixer tap & screen fitted. Pedestal wash basin & WC.
- PVCu Double-Glazing
- Gas Central Heating (system untested).
- Rear garden has an area of patio leading to raised artificial lawn enclosed by tall fencing. Side gate. Garden Shed.
- Allocated Parking Bay to the front of the house.
- Council Tax Band 'C' Energy Rating 'tbc'



Modern Kitchen/Diner

This drawing has been prepared for diagrammatic purpose only. All measurements are approximate. Not to scale.



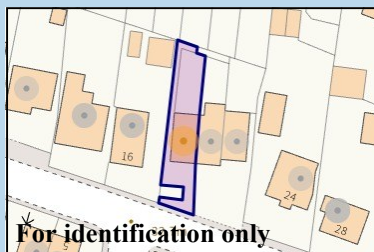
Lounge



Spacious Hall



Popular Location



For identification only

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05267



Bathroom



Delightful Garden