





HOUSE & SON

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A well-proportioned Edwardian home offering versatile accommodation arranged over three floors, with two reception rooms, a fitted kitchen, ground floor cloakroom, two first floor double bedrooms, family bathroom and a useful second floor loft room. Having been in the same ownership for approximately 25 years, the property retains a number of period features while benefiting from UPVC double glazing. Outside, there is an enclosed front garden and a split-level rear garden with a generous decked area adjoining the rear of the house.

With its generous room proportions, three floors of accommodation, period features and good-sized outside space, 14 Green Road offers a versatile home with scope to suit a variety of purchasers. The property is particularly well placed for access to the amenities of Winton, with local shops, schools, bus services and everyday facilities available nearby. Bournemouth town centre and the coast are also accessible from the property.



Viewing is highly recommended to appreciate the proportions, layout and outside space on offer. For further information or to arrange your appointment, please contact the House & Son Winton office on 01202 244844.

UPVC DOUBLE GLAZED ENTRANCE PORCH

8' 4" x 3' 8" (2.54m x 1.12m)

Accessed via the enclosed front garden, the UPVC double glazed entrance porch has original tiled flooring and a UPVC double glazed front door providing access to the reception hallway.

RECEPTION HALLWAY

23' 8" x 4' 11" (7.21m x 1.5m)

A spacious reception hallway with stairs rising to the first floor and access to the principal ground floor accommodation. There is a large under-stairs storage cupboard housing the electric meter and consumer units, together with a further cupboard adjacent to the front door. Double radiator.

LOUNGE

12' 11 into bay" x 10' 11" (3.94m x 3.33m)

A well-proportioned reception room with double glazed bay window overlooking the front garden, attractive decorative fireplace with tiled surround, coving and double radiator.

RECEPTION ROOM TWO

A second generous reception room featuring a tiled fireplace, coving and double radiator.

KITCHEN

9' 10" x 7' 3" (3m x 2.21m)

Fitted with a range of base and matching wall units with roll-top work surfaces over. There is space and plumbing for a washing machine and dishwasher, together with space for a fridge/freezer and freestanding oven. Stainless steel chimney-style extractor hood.



INNER HALLWAY

4' 3" x 3' 5" (1.3m x 1.04m)

With a UPVC double glazed door providing access to the rear garden and further door leading to the ground floor cloakroom.

GROUND FLOOR CLOAKROOM

3' 5" x 2' 8" (1.04m x 0.81m)

Fitted with a low-level WC and floating wash hand basin, with obscure glazed window to the side aspect.





FIRST FLOOR LANDING

Stairs rise to the first floor landing, with doors leading to the two bedrooms and family bathroom. Further stairs rise to the second floor loft room.

BEDROOM ONE

13' 0" x 10' 1" (3.96m x 3.07m)

A well-proportioned principal bedroom with double glazed bay window overlooking the front of the property.

BEDROOM TWO

11' 11 into recess" x 9' 11" (3.63m x 3.02m)

A good-sized second double bedroom with double glazed window.

FAMILY BATHROOM

8' 5" x 5' 10" (2.57m x 1.78m)

Fitted with a white three-piece suite comprising panelled bath with chrome mixer tap and shower attachment, shower screen, low-level WC and wash hand basin with vanity unit beneath. Vinyl flooring and obscure UPVC double glazed window to the rear.

SECOND FLOOR LOFT ROOM

17' 2 max" x 11' 5" (5.23m x 3.48m)

A useful additional room with partially restricted head height and generous maximum dimensions, providing versatile space for a variety of uses.

FRONT GARDEN

The front garden is enclosed and laid to low-maintenance pea-shingle, providing an attractive approach to the property and entrance porch.

REAR GARDN

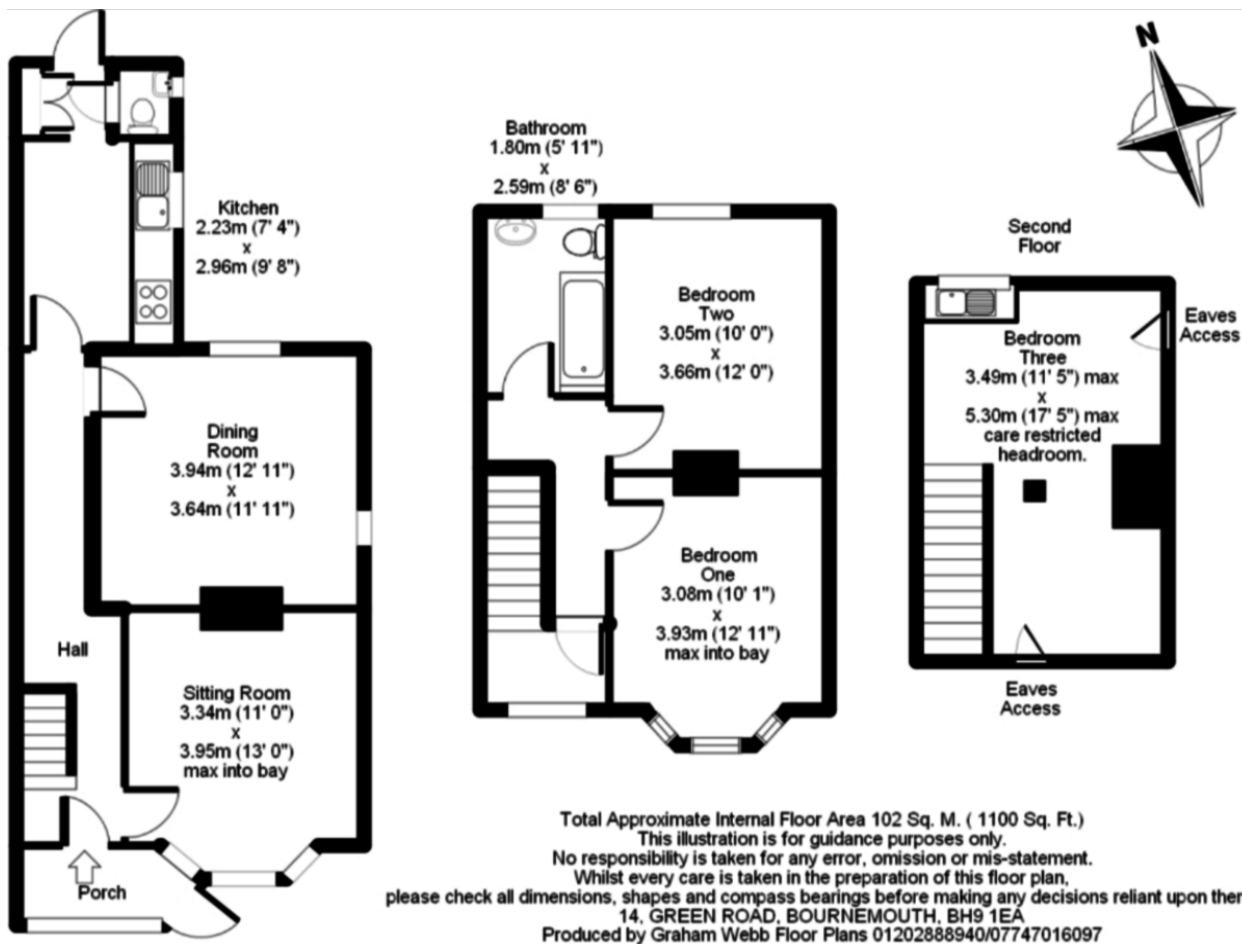
The split-level rear garden is enclosed by fencing and benefits from a generous decked area immediately adjoining the rear of the house, providing an excellent space for outdoor seating and entertaining. Beyond this, the garden incorporates mature planting and a secondary picket-fenced section which creates a more natural, wooded setting. The garden enjoys an outlook towards Pine Road Park.

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.



Energy performance certificate (EPC)

14 Green Road BOURNEMOUTH BH9 1EA	Energy rating	Valid until:	14 April 2036
	D	Certificate number:	0390-2595-3640-2196-5155

Property type Mid-terrace house

Total floor area 101 square metres