







## HOUSE & SON

A charming two double bedroom, ground floor garden flat, located in the popular Winton, which is renowned for its choice of schooling nearby. The property is offered for sale with no forward chain, long lease, zero ground rent and maintenance on a 50/50 as-and-when basis. The property further benefits from private garden and off-road parking. The property is fully double glazed and has a modern electrical consumer unit and gas-fired combination boiler.

## RECEPTION HALLWAY

**14' 10" x 6' 0 max" (4.52m x 1.83m)**

Accessed via a UPVC double glazed door, providing access to all principal rooms, under stair storage cupboard and ample provision for coats shoes etc. Radiator.

## LOUNGE

**14' 2 into bay and chimney recess" x 12' 1" (4.32 m x 3.68m)**

UPVC double-glazed bay window to front, with an outlook over Woodend Road. Radiator. Feature fireplace, with mantle piece and hearth.

## KITCHEN/DINER

**12' 1" x 9' 9" (3.68 m x 2.97 m)**

A heart of the home kitchen/diner, with UPVC double-glazed French doors providing direct access to the south-facing garden. Ample provision for a dining table. The kitchen comprises a range of base and wall-mounted units, including a tall cupboard housing a fridge/freezer, integrated oven with a ring gas hob over, washing machine and a single bowl sink with a drainer to the side, inset into the worktop surface. Wall-mounted gas-fired combination boiler. A bright and inviting room.



### **MASTER BEDROOM**

**11' 4" x 8' 8" (3.45m x 2.64m)**

Double UPVC double-glazed windows to the front, outlook over Woodend Road, radiator under.

### **BEDROOM TWO**

**9' 4" x 8' 0" (2.84m x 2.44m)**

UPVC double-glazed window to the rear, radiator under, with an outlook over the south-facing garden.

### **BATHROOM**

**5' 6" x 6' 5" (1.68m x 1.96m)**

A white three-piece bathroom suite comprising bath with side panel, chrome mixer taps over with shower attachment, "floating" wash hand basin with chrome mixer tap, low-level WC, obscure UPVC double glazed window to rear and part tiled walls.







08/03/2024, 13:56      Energy performance certificate (EPC) – Find an energy certificate – GOV.UK      English | [Cymraeg](#)

Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 16 Woodend Road<br>BOURNEMOUTH<br>BH9 2JQ | Energy rating<br><b>D</b> | Valid until: 13 August 2033<br>Certificate number: 4337-0328-3200-0554-0296 |
| Property type                             | Ground-floor maisonette   |   |
| Total floor area                          | 56 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.