



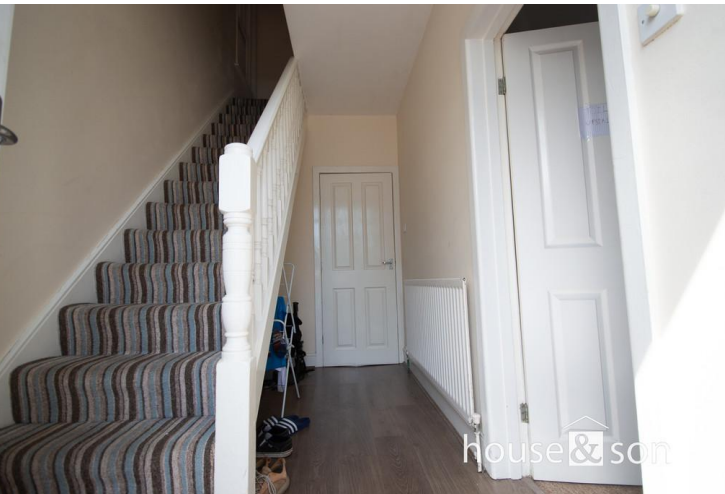
house & son

Frampton Road

Winton, Bournemouth, Dorset BH9 1HD

OIEO £340,000 Freehold

- Character Edwardian House
- Three Double Bedrooms
- Two Reception Rooms
- Recently Re-Modelled Kitchen
- Gas Fired Central Heating
- UPVC Double Glazing
- Conservatory
- Westerly Aspect Private Rear Garden



HOUSE & SON

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A character detached Edwardian house with red brick and 'New England' style covering to the front elevation.

Internally, the seller has recently re-modelled the kitchen and decoration. The aspect of this home is east to west with a sunny lawned and private garden to rear.

The accommodation is versatile currently arranged with lounge and separate dining room, kitchen/breakfast room/conservatory. There are three first floor double bedrooms and modern family bathroom.

Upon entering this home, you are greeted with a spacious reception hallway, the feeling of space with tall ceilings. The lounge to front has a bright and airy feel, with separate dining room being westerly aspect with direct access into the conservatory and westerly aspect private and lawned rear garden. The kitchen has been recently replaced with a modern finish, incorporating oven, hob, eye level and base units for storage, gas fired boiler.

The stairwell with original feature newel posts, hand rail leading to first floor reception landing. All three bedrooms accessing from the reception landing. There is a first floor family bathroom comprising of three piece suite and electric shower.

Externally, there is a neat manageable front garden, with access gate and path to side leading to the private westerly aspect garden to rear.

This is a family home within good school catchments from primary to secondary schools, vibrant Charminster high street and local shopping, recreational parks and travel links are all close to hand.

A home for all, offered with no forward chain. Not to be missed! Highly Recommended!

ENTRANCE HALL

11' 8" x 6' 0" (3.56m x 1.83m)

LOUNGE

14' 0 into bay max" x 11' 9" (4.27m x 3.58m)

DINING ROOM

12' 10" x 11' 0" (3.91m x 3.35m)

KITCHEN

12' 10" x 6' 6" (3.91m x 1.98m)

CONSERVATORY

16' 5" x 8' 3" (5m x 2.51m)

BEDROOM ONE

14' 0 into bay" x 11' 8" (4.27m x 3.56m)

BEDROOM TWO

13' 0" x 7' 5" (3.96m x 2.26m)

BEDROOM THREE

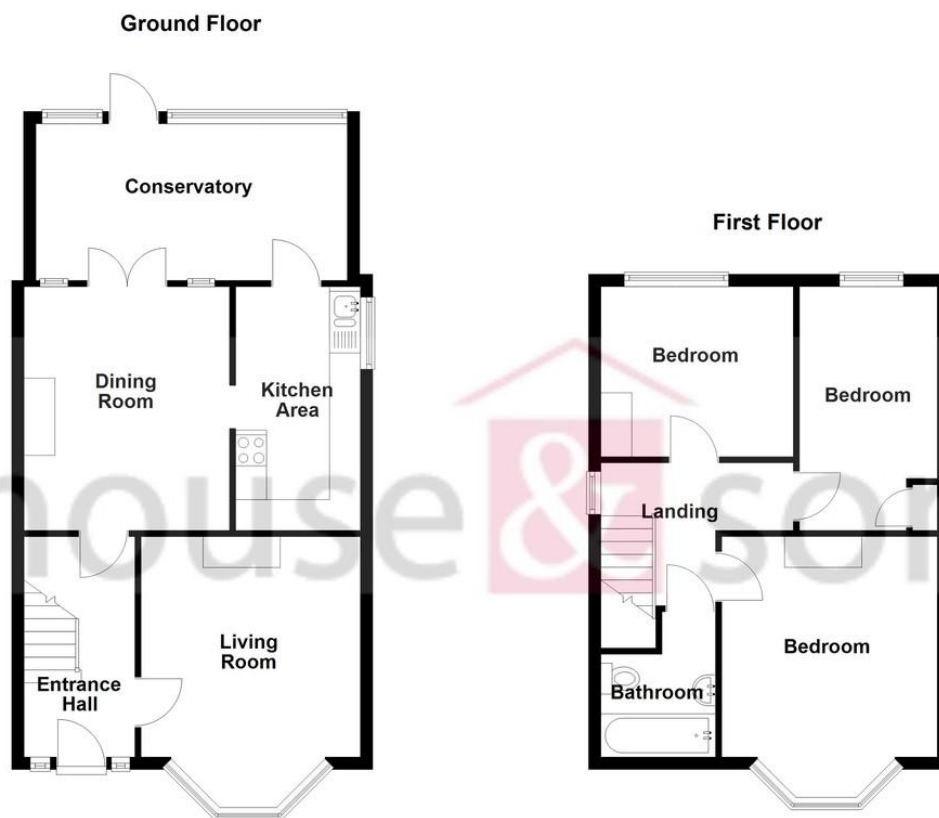
10' 2" x 9' 0" (3.1m x 2.74m)

BATHROOM

AGENT'S NOTE

This home is offered with full vacant possession from July 2025.





Total area: approx. 97.6 sq. metres (1050.7 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 C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

Energy performance certificate (EPC)

11, Portland Road Bournemouth BH9 4JQ	Energy rating D	Valid until 16 July 2028
	Certificate number 8728-6225-6128-8517-1706	
Property type	Detached house	
Total floor area	88 square metres	

OFFICE

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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