



Castle Road

Bournemouth, BH9 1PN

Guide Price £265,000 -
£275,000

- Motivated Seller
- Character Cottage Style House
- Lounge
- 12'8" x 8'4" Kitchen/Diner
- Potential for Bedroom Three (subject to building regulations)
- Gas Central Heating
- Double Glazing
- Off Road Parking



HOUSE & SON

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 this character red brick elevation cottage style home in the sought after Winton location. The local area supports good school choices, shopping and road travel links to further afield.

The accommodation comprises of lounge, kitchen/diner, two double bedrooms and large bathroom (potential for bedroom three, subject to any necessary consents).

Externally, there is parking provision and a private patio/lawned garden to rear.

ENTRANCE PORCH

Composite panelled porch door to inner lobby.

INNER LOBBY

Provision for shoes and coats.

LOUNGE

13' 5 into bay" x 10' 0 plus media recess" (4.09m x 3.05m)

Double glazed bay window to front. A bright room with southerly aspect. Feature focal point of the tiled surround fireplace, raised tiled hearth. Picture rail. Recessed space for media station.

KITCHEN.DINER

12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to rear and double glazed door with direct access onto the private rear garden. Stainless steel sink unit and drainer. Fitted range of eye level units with fitted range of complementing base units incorporating drawers. Space for cooker and gas point. Space and plumbing for washing machine. Space for dishwasher. Space for fridge/freezer. Combination boiler serving central heating and hot water.

STAIRS TO FIRST FLOOR

Access via entrance lobby with feature mezzanine display area and obscure double-glazed window to front.

Agent's note: The mezzanine area is potential area for bathroom, allowing for current bathroom to be bedroom three (subject to building consents).

BEDROOM ONE

11' 4 into bay" x 9' 9" (3.45m x 2.97m)

Double glazed bay window to front. Radiator. Feature cast iron fireplace with decorative surround. Picture rail.

BEDROOM TWO

8' 0" x 7' 6" (2.44m x 2.29m)

Double glazed window to rear. Radiator. Picture rail.

BATHROOM

11' 1" x 6' 7" (3.38m x 2.01m)

Obscure double glazed window to rear. Three piece white suite. Deep bath with side and end panels, bath mixer filler

taps over. Shower attachment. pedestal wash hand basin.

Low level WC. Radiator. Built-in storage closet

OUTSIDE FRONT

Pathway to front door.

REAR GARDEN

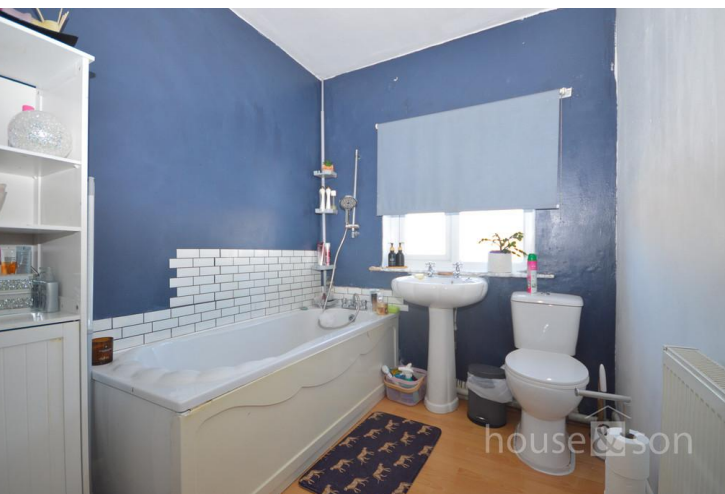
Fence enclosed patio and lawned garden. Additional storage.

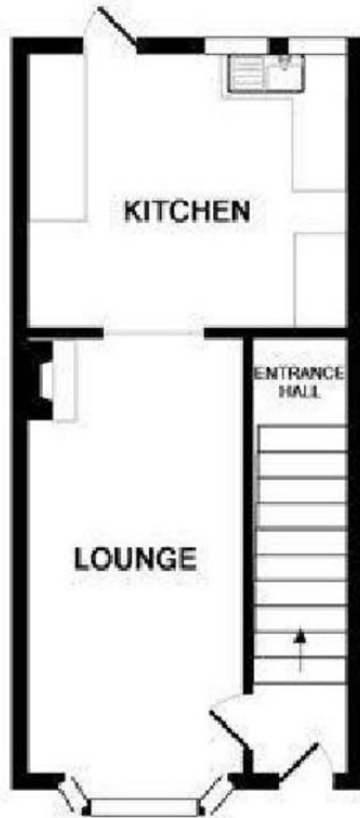
OFF ROAD PARKING

Parking for vehicle directly to front of property.

AGENT'S NOTE

Potential for alterations to form bathroom to front, enabling bathroom to be utilised as bedroom three. Building regulations will be required. No warranties are implied by either seller or Messrs House & Son.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[English](#) | [Contact](#)

Energy performance certificate (EPC)

34 Castle Road, Bournemouth, BH9 2HH	Energy rating D	Valid until 31 February 2025
	Confidence normal	2195-6122-3400-6488-7228
Property type	Semi-detached house	
Total floor area	61 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