



## Wynford Road

Bournemouth, BH9 3ND

Guide Price £375,000 -  
£380,000

- Three Double Bedrooms
- En-Suite Shower Room
- Ground Floor Bathroom
- Two Reception Rooms
- Conservatory
- Ample Off Road Parking
- Vacant Possession
- Favourable Road in Muscliffe





## HOUSE & SON

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A spacious detached chalet style property offering flexible accommodation over two floors. The property provides scope to improve and modernise whilst still providing a comfortable home. The accommodation comprises two separate reception rooms, two ground floor double bedrooms, conservatory, kitchen and ground floor bathroom. The first floor provides a double bedroom with en-suite shower room. Other benefits include gas central heating, UPVC double glazing, ample off road parking, workshop, front and rear gardens.

The property is situated in a much sought after residential area being within easy reach of local shops at Castle Lane with Castlepoint shopping centre nearby. Popular schools including Grammar are all within easy reach.

The property is offered with vacant possession and no forward chain!

### ENTRANCE

Storm porch to entrance door. Composite door leading to entrance hall.

### ENTRANCE HALL

Radiator. Coved and textured ceiling. Cupboard housing fuse box, cupboard housing hot water tank and slatted shelves, wall mounted programmer and thermostat.

## LIVING ROOM

**15' 10 into bay" x 9' 10" (4.83m x 3m)**

UPVC double glazed window to front. Radiator. Picture rail, fitted living flame gas fire with marble surround.

## DINING ROOM

**11' 1" x 11' 1 including stairs" (3.38m x 3.38m)**

UPVC double glazed window to side. Radiator. Picture rail.

## KITCHEN

**11' 0" x 6' 7" (3.35m x 2.01m)**

Single bowl single drainer sink unit, inset roll top work surfaces with range of drawers and cupboards beneath. Space and plumbing for washing machine, further range of base units incorporating four ring gas hob, filter hood above, eye level Bosch oven and matching wall mounted units. Space for fridge/freezer. Wall mounted gas fired boiler

serving central heating and hot water. Fully tiled walls. Door to conservatory.

### **CONSERVATORY**

**10' 9" x 8' 9" (3.28m x 2.67m)**

UPVC double glazed French doors to rear garden.

### **BEDROOM ONE**

**14' 3" x 9' 10" (4.34m x 3m)**

Radiator. UPVC double glazed window to rear. Picture rail.

### **BEDROOM TWO**

**11' 2" x 10' 9" (3.4m x 3.28m)**

UPVC double glazed window to front. Radiator. Picture rail.

### **GROUND FLOOR BATHROOM**

White suite comprises panelled bath with mixer shower

over, pedestal wash hand basin and low level WC. Tiled walls. UPVC double glazed frosted window to side. Heated towel rail.

### **STAIRS TO FIRST FLOOR**

Inner hall. UPVC double glazed window. Access to eaves and bedroom three.

### **BEDROOM THREE**

**15' 7" x 15' 6" (4.75m x 4.72m)**

Built in wardrobes. UPVC double glazed dormer window to side and UPVC double glazed window to front. Radiator.

Access to eaves space.

### **EN-SUITE SHOWER ROOM**

Tiled shower cubicle with electric shower over. Vanity unit with inset wash hand basin. Tiled walls.

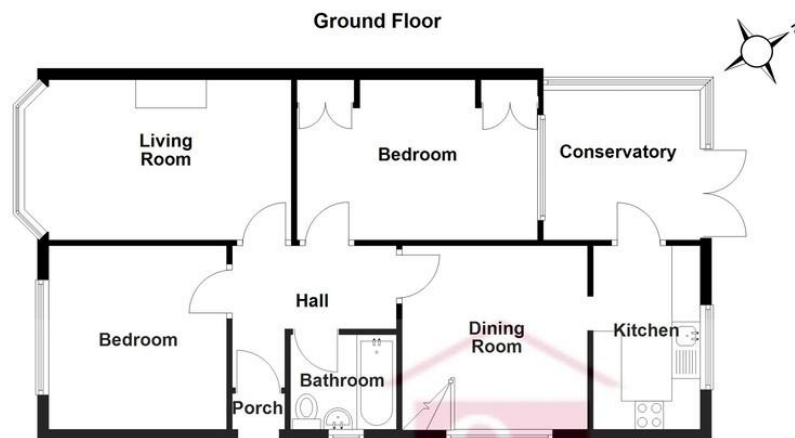
### **REAR GARDEN**

Patio area leads to side access. Lawn area with raised flower beds, mature shrubs and flowers. Green house, summer house and vegetable/fruit plot.

### **DETACHED WORKSHOP**

Power and light.





Total area: approx. 101.3 sq. metres (1090.2 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

## Energy performance certificate (EPC)

22 Wyndel Road Bournemouth BH9 2HH BH9 2HH	Energy rating <b>E</b>	Valid until	1 May 2025
		Certificate number	8026-4925-6689-6171-6006
Property type		Detached house	
Total floor area		90 square metres	

## OFFICE

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