



Wycliffe Road

Bournemouth, BH9 1JS

Guide Price £300,000 -
£310,000

- Charming Character Cottage
- Potential to Extend (stpp)
- 29ft x15ft Lounge/Diner
- Two Double Bedrooms
- Driveway, Garage and Workshop
- Large South Facing Private Rear Garden
- Good School Catchments
- Walking Distance To Winton High Street



HOUSE & SON

A charming character cottage build circa 1900's, located in the "backwaters" of Winton Banks, occupying a generous southerly aspect plot. Within level walk access to Winton high street shopping, recreational parks, good primary and secondary schools and public services. A charming home for all age groups with well proportioned accommodation and "oodles" of potential to extend (stpp). The accommodation comprises of entrance hall, a good size "L"-shaped dual aspect lounge/diner filled with an abundance of natural light, a well equipped kitchen, utility room and bathroom. On the first floor, there are two double bedrooms and a further separate WC (potential for shower room). Externally, driveway to garage and work shop and an impressive large southerly aspect private "country cottage style" garden with feature plants, sitting areas and mature borders to the "tranquil" atmosphere. A really must see home. No forward

chain and motivated seller. Not to be missed, rarely available, highly desirable to purchase a delightful home. Call/email to book your appointment to view.

Agent's note: "Tranquil" atmosphere is the opinion of the appraiser.

ENTRANCE HALLWAY

"L-shaped." Tall and deep cupboard housing the electrical consumer unit, ample storage. Radiator. Door to lounge/diner.

LOUNGE/DINER

21' 9 max" x 15' 6 into recess max" (6.63m x 4.72m)

Dual aspect UPVC double glazed windows, an abundance of natural light. Radiator. Further UPVC double glazed window to rear with radiator under, storage shelves built into

chimney recesses, feature gas fire insert into black stone mantle and hearth, with rustic timber surround. Large under stair storage cupboard. Smooth plastered ceiling.

Agent's note: Potential for log burner.

KITCHEN

10' 10 into door recess" x 8' 6" (3.3m x 2.59m)

A classic country style kitchen comprising of stainless steel single bowl sink with drainer to side, chrome mixer tap over, inset into roll top work surface with cupboards underneath, space for dishwasher, further complimenting range of cupboards, including matching wall mounted units. Space for fridge/freezer, space for cooker, tiled splashback, karndean flooring. UPVC double glazed window to side. UPVC double glazed door to side, access into utility area.

UTILITY AREA

Obscure UPVC double glazed window to the rear, with space and plumbing for washing machine. Access into bathroom.

BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m)

White three-piece suite comprising bath with side and end panels, chrome mixer tap over with shower attachment, pedestal wash hand basin, with tiled splashback. Low level WC, part tiled walls, vinyl floor tiles. Obscure UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Access to loft.

MASTER BEDROOM

15' 8 into recess" x 10' 11" (4.78m x 3.33m)

Two UPVC double glazed windows front. Two built-in double storage cupboards. Radiator.

BEDROOM TWO

15' 7 into recess" x 7' 2" (4.75m x 2.18m)

Two UPVC double glazed windows to rear with radiators underneath. Wall mounted gas fired combination boiler.

SEPARATE WC

Cream two piece suite comprising pedestal wash hand basin, low level WC, part tiled walls and extractor fan.

Agent's note: Potential for first floor shower.

MAGNOLIA TREE GARDEN

Stunning southerly aspect garden with large workshop, timber summer house with felt roof, further storage shed. Ornamental pond, variety of mature planting centred around the beautiful magnolia tree. A country cottage style "tranquil" space with benefit of privacy owing to mature shrub borders.

Agent's note: "Tranquil" is a description term and is the opinion of the property appraiser.

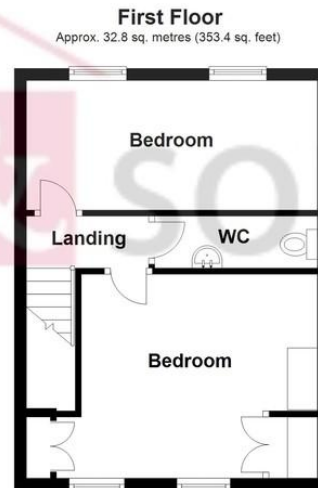
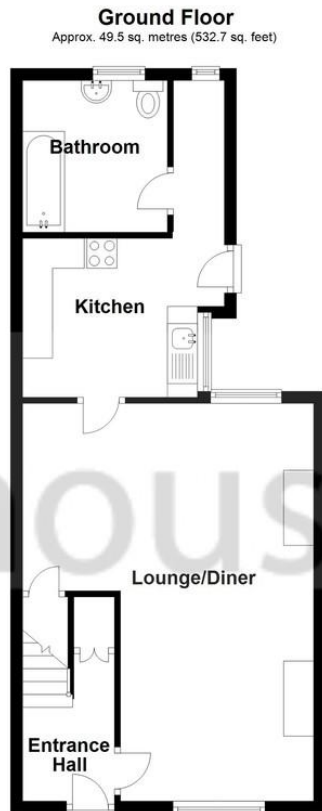
GARAGE/WORKSHOP

Pitched roof. Ideal versatile use.

OFF ROAD PARKING

Driveway to front, 6ft timber gate opening to garage/workshop.





Total area: approx. 82.3 sq. metres (886.1 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

Energy performance certificate (EPC)

<small>© South West Energy Ltd Bournemouth BH9 2HH</small>	Energy rating D	<small>Valid until</small> 23 November 2024 <small>Certificate number</small> 802-288-7987-6168-3221
<small>Property type</small> Semi-detached house		<small>Total floor area</small> 80 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