





## HOUSE & SON

### HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys  
& Valuation – Est. 1939

Beautifully Presented Two-Bedroom Home in Winton  
Discover this impeccably finished two-bedroom home, thoughtfully designed and completed to a high standard. With meticulous attention to detail and a modern aesthetic featuring crisp white finishes, this move-in-ready property is ideal for those seeking quality and convenience in the sought-after Winton area.

#### Key Features:

##### High-Quality Finishes:

Enjoy a beautifully presented interior with contemporary design elements and flawless detailing throughout the property.

##### Modern Aesthetic:

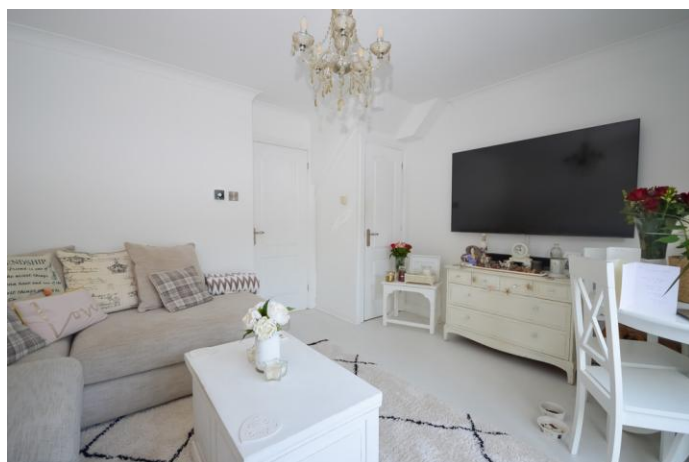
The crisp white finishes create a bright, inviting atmosphere perfect for modern living.

##### Ideal Location:

Situated in Winton, this home benefits from excellent school catchments, vibrant shopping options, diverse dining venues, and convenient transport links.

##### Move-In Ready:

Designed with a focus on quality and practicality, this home is ready for immediate occupation, offering a hassle-free transition for new owners.





Whether you're a first-time buyer or looking to upgrade your lifestyle, this property offers an exceptional opportunity to enjoy a modern, comfortable home in a thriving community.

For further details or to arrange a viewing, please contact HOUSE & SON today!

### **ENTRANCE HALLWAY**

Welcoming entrance hall featuring white laminate flooring, a concealed consumer unit, under-stairs storage cupboards, and stairs leading to the first floor.

### **KITCHEN**

**8' 9" x 7' 06" (2.67m x 2.29m)**

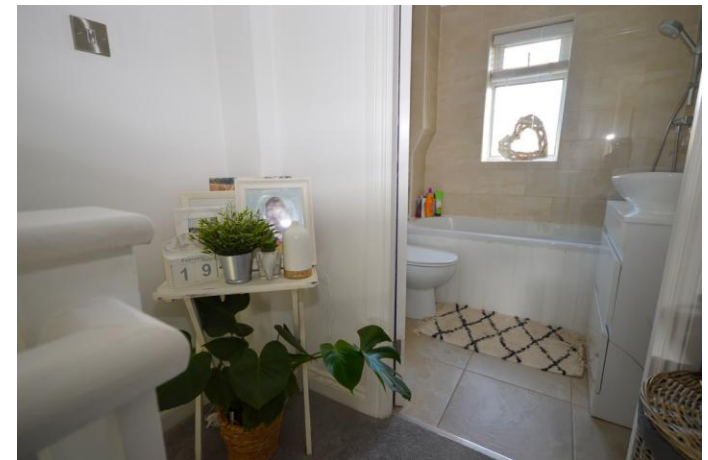
A stylish and functional high-gloss kitchen fitted with a range of base and wall-mounted units. Integrated appliances include a fridge/freezer, slimline dishwasher, washing machine, and double electric fan oven. The kitchen is complemented by a butcher block-style worktop with a stainless steel four-ring gas hob, a matching splashback, and an extractor hood. Additional features include a one-and-a-quarter stainless steel sink, a concealed gas boiler, and marble-effect flooring. A UPVC double-glazed window overlooks the front of the property.

### **LOUNGE**

**13' 07" x 12' 10" (4.14m x 3.91m)**

A spacious and inviting lounge with white laminate flooring, a vertical radiator, and a large storage cupboard housing the hot water cylinder. Smooth, coved ceilings and UPVC tilt-and-slide double-glazed doors open onto the courtyard garden, enhancing the sense of space and light.









### **LANDING**

Includes a hatch providing access to the loft.

### **BEDROOM 1**

**11' x 10' 04" (3.35m x 3.15m)**

A generously sized double bedroom featuring smooth, coved ceilings, a radiator, and an extensive storage cupboard.

UPVC double-glazed windows provide a pleasant outlook to the front.

### **BEDROOM 2**

**9' 10" x 7' 04" (3m x 2.24m)**

A well-proportioned second bedroom with smooth, coved ceilings, a radiator, and a UPVC double-glazed window overlooking the rear of the property.

### **BATHROOM**

The contemporary bathroom suite includes a panelled bath with a glass screen, mixer taps, and a bar shower. Additional features include a wash hand basin with a mixer tap, a low-level WC, part-tiled walls, and a radiator. A UPVC double-glazed window to the rear completes the space.

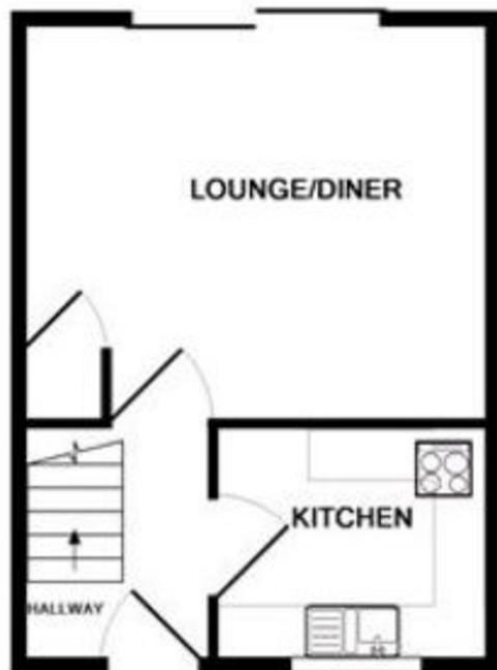
### **COURT YARD GARDEN**

The private courtyard garden is designed for low-maintenance enjoyment and finished with decking.

### **FRONT OF HOUSE**

The front includes a shingle area for bin storage, an electric meter box, and a gas cupboard. The property benefits from an allocated parking space and additional visitor parking on a first-come, first-served basis.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2007

English | [Cymraeg](#)

## Energy performance certificate (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| 10 Melville Gardens<br>BOURNEMOUTH<br>BH9 2PP | Energy rating | Valid until:        | 12 January 2035          |
|   | <b>C</b>      | Certificate number: | 9376-3045-6209-2025-6204 |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 56 square metres  |