

Victoria Cottage, Wycliffe Road

Bournemouth, BH9 1JS

Guide Price £330,000

- Charming Character Cottage
- Immaculate Condition
- 21'9" x 15'6" Lounge/Diner
- Two Double Bedrooms
- Fitted Kitchen
- Southerly Aspect Rear Garden
- Off Road Parking
- Walking Distance To Winton High Street



HOUSE & SON

A wonderful turn-of-the-century cottage. Located in the popular BH9 location, this charming home is within walking distance of high street shops, popular schools, local recreational parks and public transport links.

The property has been well cared for and boasts a spacious dual aspect living/dining room, two double bedrooms, an enchanting southerly aspect garden and the ever-essential off-road parking.

We anticipate much interest in this property, so register your interest today to avoid disappointment.

ENTRANCE HALLWAY

Stairs to first floor landing. 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)

UPVC double glazed window to front with radiator under. 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.

KITCHEN

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

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, karndean flooring. 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. Multiple socket points.

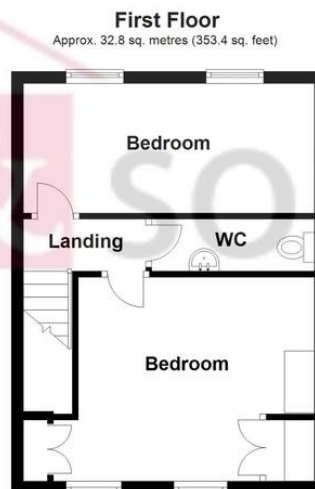
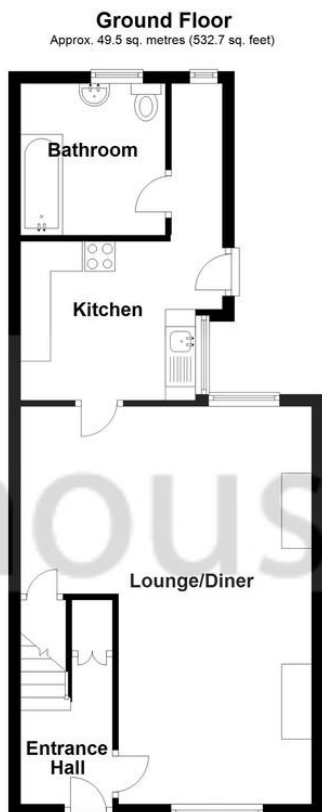
WC

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

MAGNOLIA TREE GARDEN

Stunning southerly aspect garden with large corrugated workshop, timber summer house with felt roof, further storage shed. Ornamental pond, variety of mature planting centred around the beautiful magnolia tree.





Total area: approx. 82.3 sq. metres (886.1 sq. feet)

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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>	D	<small>Valid until: 23 November 2024</small>
<small>Property type</small>	<small>Semi-detached house</small>	
<small>Total floor area</small>	<small>80 square metres</small>	

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