

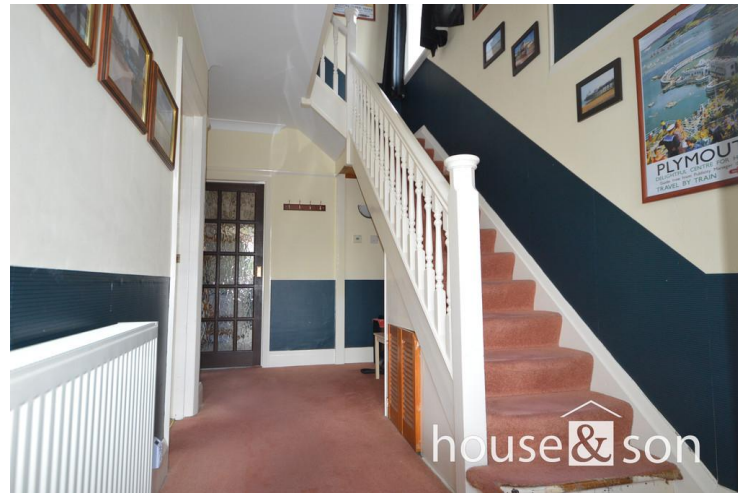
house & son

Mavis Road

Bournemouth, BH9 3DP

Guide Price £220,000 -
£240,000

- For Sale by Public Auction 1st May 2025
- Three Double Bedroom Detached House
- Full Modernisation Required
- Two Separate Reception Rooms
- Kitchen/Breakfast Room
- Driveway to Garage
- Front and Rear Gardens
- No Forward Chain – Cash Buyers Only



HOUSE & SON

House & Son are delighted to be able to offer for sale this detached family home in the sought after West Way location of Bourne mouth, with outstanding primary and secondary schools including Grammar. The accommodation comprises three double bedrooms, impressive entrance hall, two large reception rooms and kitchen/breakfast room. Externally, there is front and rear gardens, driveway and garage. The property requires full modernisation throughout. Cash buyers only. A rare opportunity - not to be missed!

ENTRANCE HALL

17' 0" x 6' 7" (5.18m x 2.01m)

LOUNGE

13' 7" x 13' 1" (4.14m x 3.99m)

DINING ROOM

20' 10" x 11' 7 overall room size" (6.35m x 3.53m)

KITCHEN/BREAKFAST ROOM

15' 9" x 8' 1 max" (4.8m x 2.46m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 4 max into bay" x 11' 9" (4.37m x 3.58m)

BEDROOM TWO

14' 3" x 11' 8" (4.34m x 3.56m)

BEDROOM THREE

11' 0 into bay max" x 8' 2" (3.35m x 2.49m)

BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m)

SEPARATE WC

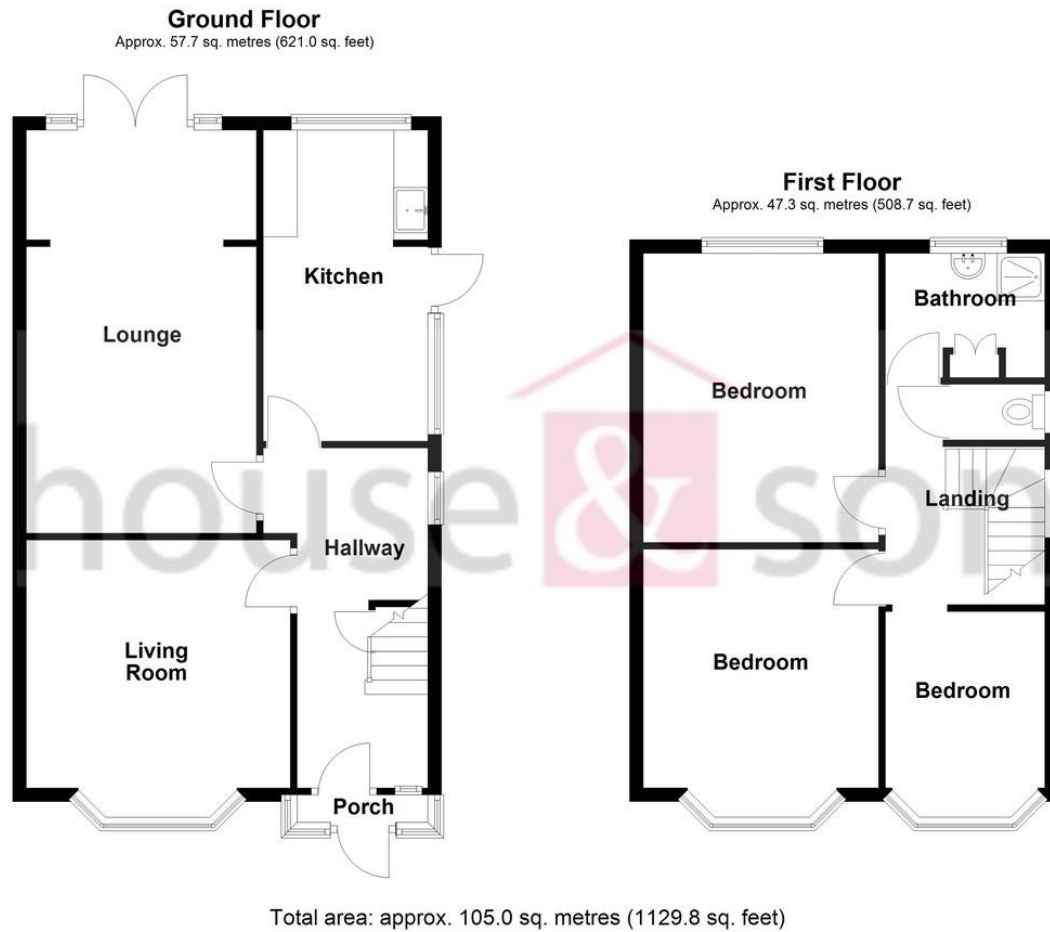
4' 7" x 2' 9" (1.4m x 0.84m)

AGENT'S NOTE

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- The room sizes are guidance only.
- No appliances have been tested.
- The builder's reports and quotes are for guidance only.
- Cash buyers only.
- Unless previously sold, the seller reserves the right to sell prior Auction. The guide price can be exceeded. The seller's decision is final.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

Energy performance certificate (EPC)

1 Wilton Road Bournemouth BH9 2HH	Energy rating D	Valid until 12 March 2025
Property type Detached house		Certificate number 9399-2227-6075-2890-6111
Total floor area 104 square metres		

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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