



house & son

Cox Avenue

Bournemouth, BH9 3LY

Guide Price £400,000

Plus

- No Forward Chain
- Detached Family House
- Three Bedrooms
- Good School Catchments



HOUSE & SON

House & Son are favoured with marketing instructions for this charming three bedroom detached house situated in a tree lined road in the ever popular location of Muscliffe. The local area supports good primary and secondary schools including Grammar, the Stour nature reserve with woodland/river walks, comprehensive shopping at Castlepoint and travel links to further afield. The accommodation boasts 27'6"x12'1" lounge/dining room, kitchen, three first floor bedrooms, first floor bathroom, separate WC and potential for ground floor cloakroom. Externally, there are easterly aspect front garden and westerly aspect rear garden. Rarely available, this detached house is offered with NO FORWARD CHAIN!

ENTRANCE PORCH

7' 1" x 3' 6" (2.16m x 1.07m)

Dwarf wall with double glazed windows over, inset UPVC panelled door. Space area suitable shoes and coats etc. Tiled floor. Inset double glazed obscure front door with matching side panels to entrance hall.

ENTRANCE HALL

15' 6" x 7' 0" (4.72m x 2.13m)

Spacious reception hallway, with stairwell being well back allowing for easy access. Radiator. Dado rail, picture rail. Understair storage.

GROUND FLOOR CLOAKROOM POTENTIAL

Agents note: understair recess which can be converted into ground floor WC (building regulations required).

LOUNGE/DINING ROOM

27' 6 into bay" x 12' 1 max overall size" (8.38m x 3.68m)

Dual aspect being East to West, a room full of natural light (originally two separate reception rooms). A versatile space with double glazed window to front overlooking easterly aspect "deep lawned garden" and tree lined road. Dining area with display mantle to side. Radiator, picture rail with square arch into lounge area, with outlook over the westerly aspect private rear garden. A feature fireplace with brick and oak beam mantle finish, space for log burner or open hearth fire, step up raised hearth. Picture rail. Radiator. TV aerial connection point. Inset double glazed French doors accessing the westerly aspect rear garden.

KITCHEN/BREAKFAST ROOM

14' 5" x 7' 10" (4.39m x 2.39m)

Large double glazed picture window overlooking private westerly aspect rear garden. One and half bowl stainless steel sink unit and drainer, mixer taps over. Double glazed window to side. Fitted range of eye level units, under pelmet lighting, fitted range of base

units incorporating drawers. Part tiled walls. Breakfast bar overlooking the rear garden. Inset four ring gas hob, single electric combination oven, decorative concealed cooker filter hood. Space and plumbing for washing machine, space for fridge/freezer. Obscure double glazed door to side driveway/gardens. Ceramic tiled floor. Recessed ceiling downlighters. Radiator.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Feature newel posts, wide easy tread stairs. Obscure double glazed window to side. All principal rooms leading off.

BEDROOM ONE

14' 0 into bay" x 12' 1 to back wardrobe" (4.27m x 3.68m)

Double glazed bay window to front with outlook over lawned front garden and tree lined road. Extensive built in wardrobe furniture, complementing head board and bed side units. Radiator. Picture rail.

BEDROOM TWO

13' 0" x 11' 1" (3.96m x 3.38m)

Double glazed window to rear overview of westerly aspect private mature garden. Radiator. Recessed downlighters.

BEDROOM THREE

9' 2 into bay max" x 7' 0" (2.79m x 2.13m)

Double glazed bay window to front. Radiator.

BATHROOM

Obscure double glazed window to rear. Bath with side panel, fitted vanity display over, hand grips and shower screen to side, telephone mixer taps over with shower attachment and rising rail. Pedestal wash hand basin. Tiled walls. Radiator. Airing cupboard with gas fired combination boiler and hot water cylinder, fitted immersion pinewood shelving.

SEPARATE WC

Obscure double glazed window to side. Low level WC. 3/4 tiled walls. Agent's note: potential to form a larger overall family bathroom, if required.

OUTSIDE FRONT

"Deep and wide" lawned front garden, easterly aspect with established flower and shrub borders, driveway to side (potential for additional parking).

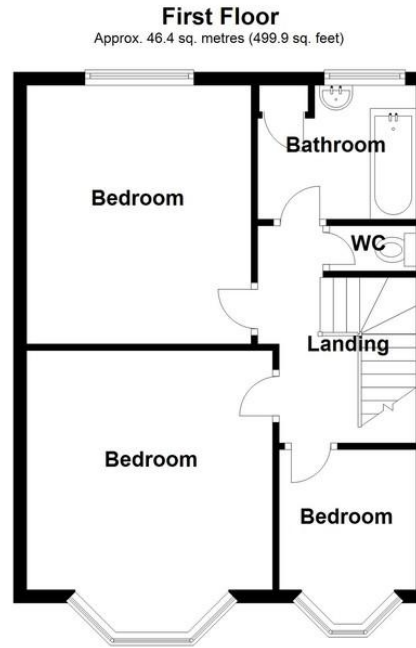
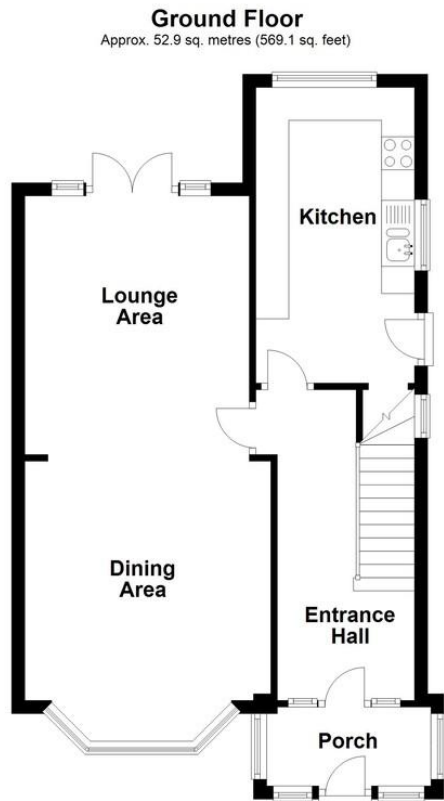
DRIVEWAY

Approximately 7ft width (minimum). Gravelled driveway parking for several vehicles tandem style. Gate access to rear garden.

REAR GARDEN

Westerly aspect, established "cottage style" lawned gardens, with mature screening to side and rear. Summer house. Outside tap.





Total area: approx. 99.3 sq. metres (1069.0 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 D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

2011/0222, 17.31

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 1, Oak Avenue Bournemouth BH9 2JL | Energy rating E | Valid until 18 November 2023 Certificate number 8338-2810-0390-2407-4281 |
|---|---------------------------|--|

| | |
|------------------|------------------|
| Property type | Detached house |
| Total floor area | 96 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