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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£325,000



Cardigan Road, Winton, Bournemouth, Dorset, BH9 1BB

- * **Three Double Bedrooms (No Box Room)** *
- * **99 Sq' Metres / 1066 Sq' Feet** * GF Cloakroom *
- * **Dual Aspect Kitchen with Space to Dine** *
- * **Lounge with Bay Window** * Dining Room *
- * **Frontage Parking** * 80ft Lawned Garden *
- * **No Forward Chain** * Tenanted Until Summer *
- * **Council Tax Band C** * **EPC D-Rated** *

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

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Front of property laid to hard standing providing off road parking for one vehicle. Recessed area leading to side gate and fence providing access to garden. UPVC double-glazed front door gives access into:

- Entrance Hallway:** Plain ceiling with recessed low level down lighting. Cupboard housing electrics. Central heating thermostat. Access to:
- GF Cloakroom:** Plain ceiling with ceiling light point and extractor fan. High-level window to side aspect. Low level WC, pedestal wash hand basin and tiled walls.
- Lounge Reception Room:** **14' 2 x 11' 10 / 4.32m x 3.61m (approx')**
Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator. Fire surround and TV/media point.
- Dining Room:** **11' 10 x 9' 9 / 3.61m x 2.96m (approx')**
Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Kitchen / Diner:** **14' 8 x 7' 10 / 4.47m x 2.39m (approx')**
Plain ceiling, two ceiling light points and mains wired heat detector. UPVC double-glazed window to rear aspect. UPVC double-glazed door to garden.
A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven, four burner gas hob and cooker hood over. Space for fridge/freezer, space & plumbing for washing machine. Wall mounted gas central heating combination boiler. Splash back tiling, tiled flooring. Panelled radiator.
- Staircase from hall to first floor landing***
- Landing:** Plain ceiling with ceiling light point, mains wired smoke detector and hatch providing access to loft. UPVC double-glazed window to side aspect.
- Bedroom One:** **14' 2 x 9' 9 / 4.32m x 2.96m (approx')**
Plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.
- Bedroom Two:** **11' 4 x 9' 9 / 3.45m x 2.96m (approx')**
Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Fire surround and double panelled radiator.
- Bedroom Three:** **9' 1 x 7' 9 / 2.77m x 2.36m (approx')**
Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator.
- Bathroom:** **8' x 5' 3 / 2.44m x 1.60m (approx')**
Plain coved ceiling with ceiling light point and fitted extractor. UPVC double-glazed frosted window to front aspect. Panelled bath, low-level WC and pedestal wash hand basin. Shower cubicle with thermostatic shower valve. Fully tiled walls, tiled flooring and ladder style heated towel rail.
- Rear Garden:** Approximately 80ft in depth. Garden laid partially to hard standing with the remainder laid to lawn with screening hedgerows providing good degree of privacy.

99 Square Metres /
1066 Square Feet



Dining Room Arranged as Bedroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

