





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this detached family house located in the popular Winton/Charminster border (just off Charminster Avenue). The immediate location offers a wealth of amenities, including good shopping, travel links, recreational parks and good schools for all ages, including Grammar.

The accommodation comprises entrance hall, two generous size reception rooms, modern fitted kitchen, three well proportioned bedrooms and modern family bathroom. The rear garden is south facing with patio terrace for entertaining with the remaining garden being lawned. There is a potential for off road parking (please see agent's note). No forward chain.

ENTRANCE HALL

15' 3" x 6' 2" (4.65 m x 1.88 m)

Spacious, deep and wide entrance hall. Feature original pinewood floor boards. Understair storage housing gas fired combination boiler. Radiator. Picture rail. Provision for shoes and coats.

LOUNGE

13' 1 into bay" x 12' 1" (3.99m x 3.68 m)

Sweeping double glazed bay window to the front. Media point. Radiator. Picture rail.

DINING ROOM

12' 0" x 11' 1" (3.66m x 3.38m)

South facing. Double glazed patio doors to the rear, with direct access onto a private patio entertaining area. Radiator.



Picture rail.

KITCHEN

12' 5" x 7' 2" (3.78m x 2.18m)

Double glazed window to the rear with view over south facing garden with far reaching views. Single bowl with drainer sink unit. Extensive range of eye level and base units incorporating drawers, roll top work surfaces over. Radiator. Undercounter fridge/freezer, space and plumbing for washing machine, gas hob, double oven under. Obscure double glazed door to patio/terrace.

STAIRS TO FIRST FLOOR LANDING

Feature stained and leaded glass window to the side. Picture rail. Access to loft.

BEDROOM ONE

13' 10 into bay max" x 11' 0" (4.22m x 3.35m)

Double glazed bay window to the front. Radiator. Picture rail.

BEDROOM TWO

11' 10" x 11' 0 to back wardrobe" (3.61m x 3.35m)

Double glazed window to the rear with outlook over private south facing garden and skyline view to further afield. Built in wardrobes with hanging rail and storage. Picture rail. Radiator.

BEDROOM THREE

10' 0 into bay max" x 7' 2" (3.05m x 2.18m)

Double glazed bay window to the front. Radiator. Picture rail.



BATHROOM

7' 3" x 7' 1" (2.21m x 2.16m)

Obscure double glazed window to the rear. Three piece suite. Tiled walls. Heated towel rail/radiator. Electric shower over bath, shower screen. Semi-pedestal wash hand basin. Low level WC.

OUTSIDE FRONT

Front garden with boundary wall and pathway to the front door and 6ft gate to the side, leading to the rear garden.







REAR GARDEN

Southerly aspect private rear garden with far reaching views and entertaining area/terrace abuts the rear of the property. The remaining garden is lawned, fence enclosed with the wooden shed to the rear.

OFF ROAD PARKING

Potential for off-road parking.

Agent's note: There is potential for off road parking (subject to any necessary consents from BCP Council).



DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Energy performance certificate (EPC)

105, Portland Road BOURNEMOUTH BH9 1NF	Energy rating D	Valid until:	20 January 2030
		Certificate number:	8900-7105-8822-5426-4903

Property type	Detached house
Total floor area	117 square metres