



57 Highfield Road, Moordown, BOURNEMOUTH, Dorset BH9 2SE

Guide Price £325,000 Freehold

**** NO FORWARD CHAIN **** This generous three bedroom detached house is ideally situated in this cul-de-sac in Moordown a short distance away from Winton's popular high street with its array of shops, eateries, bars and central bus routes. This much loved home is in need of total modernisation and internal viewing is advised to appreciate not only its fantastic location but also its full potential to become a forever family home. The circa 1100 sq ft of accommodation comprises: sitting room, kitchen, dining room, two double bedrooms, one single bedroom and bathroom. Externally the property boasts a good sized rear garden which once has been tended to will create a superb outside space. To the front the driveway provides off road parking. Further features of this DIY delight include: lean to, feature fireplace to lounge, gas central heating and single glazing. Nearby Schools - Winton Primary, Hill View Primary, Moordown St Johns Primary Winton Academy and Glenmoor and Winton Academies.

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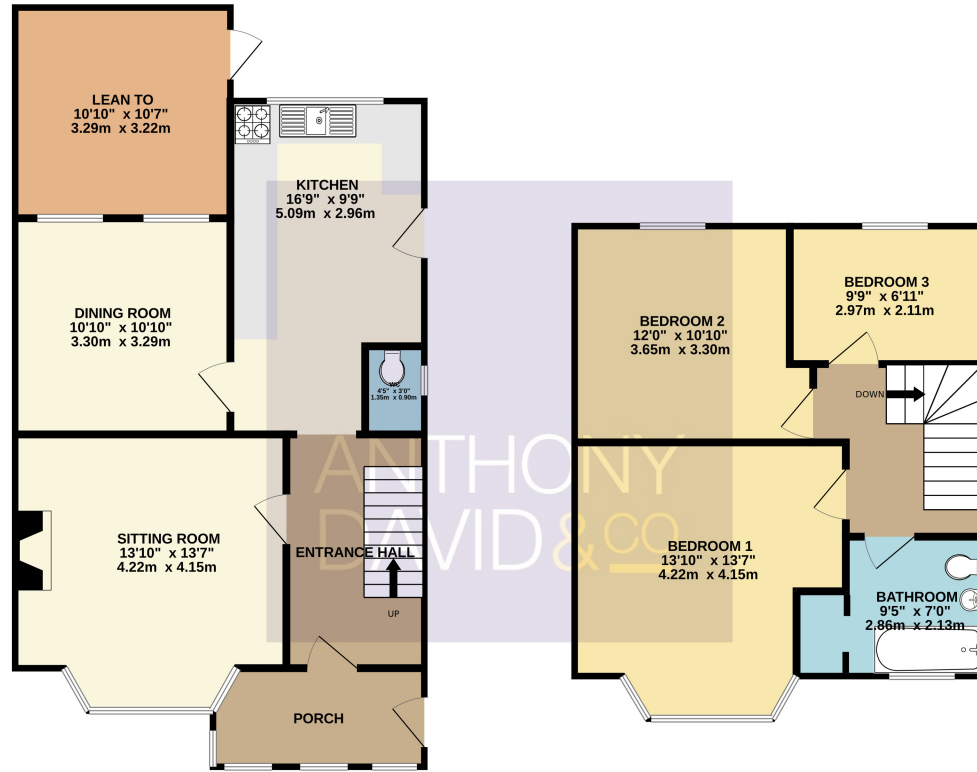
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**ANTHONY
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GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



Porch Door to

Entrance Hall 11' 8" x 6' 11" (3.55m x 2.12m)

Sitting Room 13' 10" x 13' 7" (4.22m x 4.14m)

Kitchen 16' 9" x 9' 9" (5.11m x 2.97m)

Dining Room 10' 10" x 10' 10" (3.30m x 3.30m)

Lean To 10' 10" x 10' 7" (3.30m x 3.23m)

Landing Doors to

Bedroom One 13' 10" x 13' 7" (4.22m x 4.14m)

Bedroom Two 12' 0" x 10' 10" (3.66m x 3.30m)

Bedroom Three 9' 9" x 6' 11" (2.97m x 2.11m)

Bathroom 9' 5" x 7' 0" (2.87m x 2.13m)

Garden Good Sized

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.