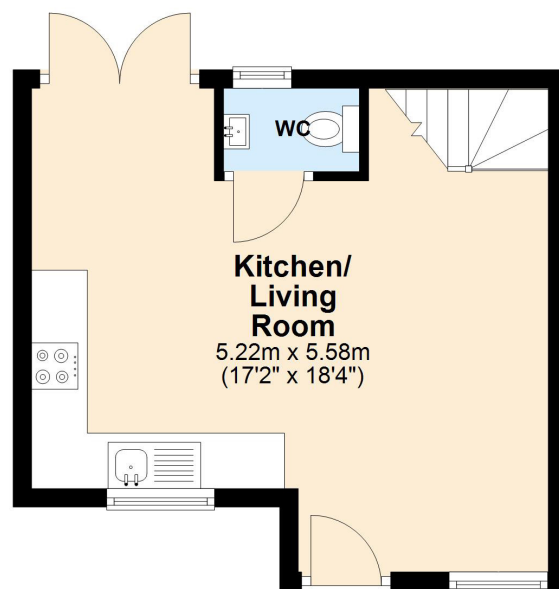
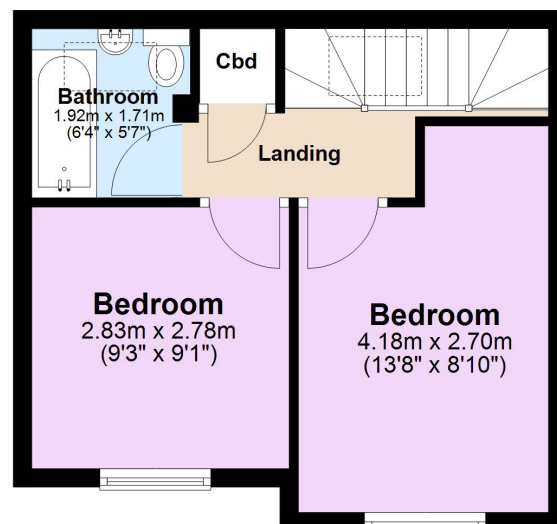


## Ground Floor



## First Floor



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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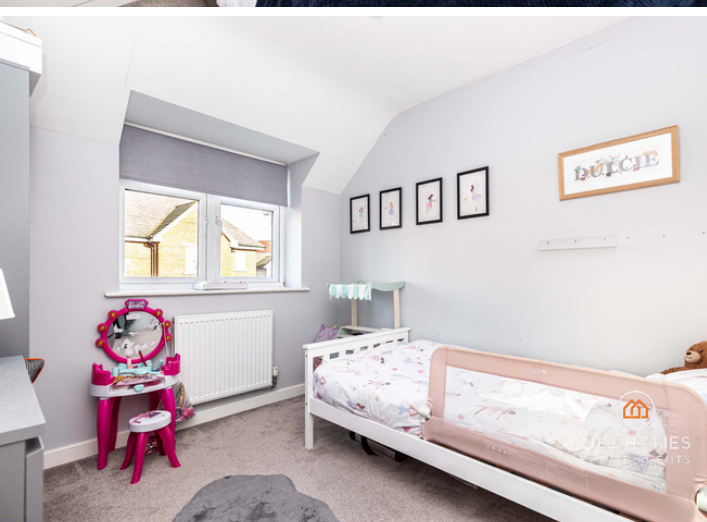


10a Privet Road, Bournemouth, Dorset, BH9 2NS  
Guide Price £300,000

**\*\* PERFECT FIRST TIME BUY \*\* SOUTH-WESTERLY FACING GARDEN \*\* REMAINDER OF A NEW-BUILD WARRANTY \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom semi-detached house in the BH9 postcode. Constructed in 2019 and benefitting from an array of fine features including two good-sized bedrooms, an open-plan kitchen/diner/living space with direct access onto the South-Westerly facing low maintenance private rear garden, a three-piece family bathroom suite, a downstairs WC and a block-paved driveway with parking for multiple vehicles! This is the perfect first time buy!

Winton High Street is within walking distance from the property, offering cafes, restaurants, a pharmacy, a Post Office, Iceland Supermarket, Waitrose Supermarket and many more useful amenities. Castlepoint Shopping Centre and Mallard Road Retail Park are just a short drive away from the property. Local schools and nurseries include Winton Primary School, Moordown Preschool, Talbot House Preparatory School and Hammond Academy of Performing Arts. The Bournemouth Wessex Way is under a 10 minute drive away offering direct access onto the M27. Bournemouth Train Station is 2.1 miles away, offering direct access to Poole, Southampton and London Waterloo.





## Ground Floor

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarm, composite door to the front aspect, alarm system, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, space for a washing machine, integrated dishwasher, four point gas hob with stainless steel splash back and extractor fan, integrated oven, stainless steel sink with drainer, radiator, thermostat, power points, combination boiler, understairs storage cupboard, consumer unit and vinyl flooring with a fitted coconut matt.

### Downstairs W/C

Smooth set ceiling, downlight, extractor fan, UPVC double glazed frosted window to the rear, toilet, wall mounted sink with storage, stainless steel heated towel rail and vinyl flooring.

## First Floor

### Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch (partially boarded and lighting) UPVC double glazed Velux window to the rear aspect, storage cupboard with fitted rails, wooden balustrades, radiator, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed Velux window to the rear aspect, panelled bath with shower head and additional shower head, wall mounted sink with storage, toilet, tiled walls, stainless steel heated towel rail, wall mounted mirror with feature lighting and vinyl flooring.

## Outside

### Garden

Artificial lawn with decking area, surrounding wooden fences, slate boarder, outside light, and side gated access.

### Driveway

Block-paved driveway with parking for two vehicles, lawn area, outside light and side gated access.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: C - Approximately £2,004.38 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £5,000  
Additional Property: £20,000