

17 Redbreast Road, Moordown, Bournemouth, Dorset BH9 3AL

£350,000 Freehold

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

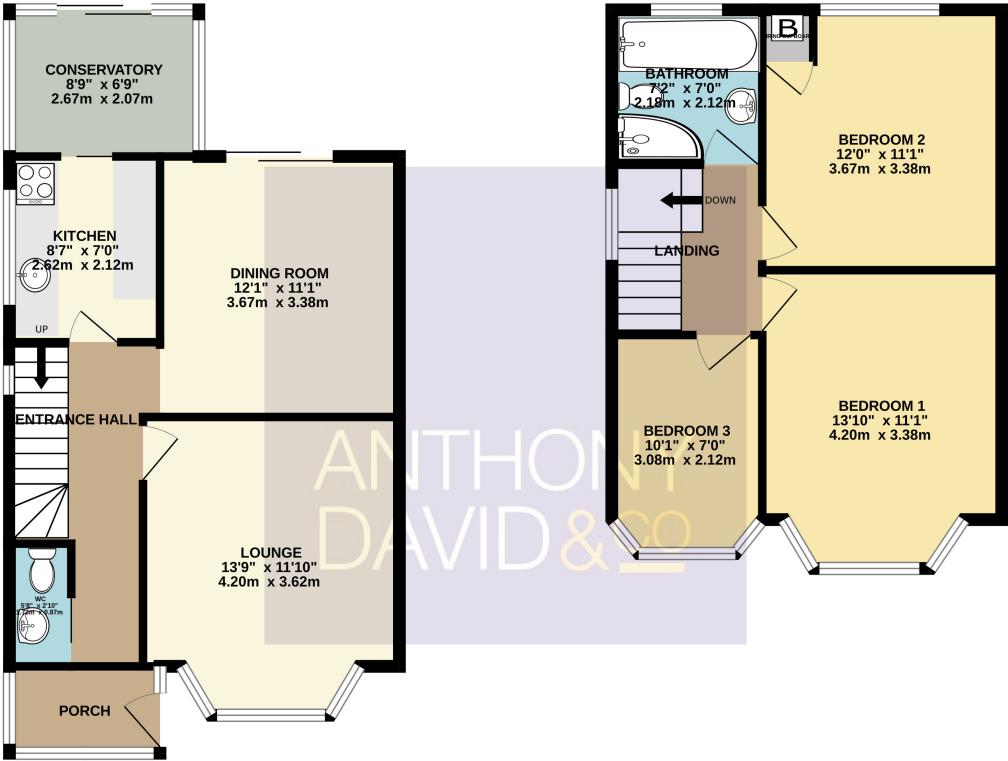
A three bedroom detached house conveniently situated on this residential road in Moordown a short walk from local shops, bus routes and amenities. The vibrant Winton high street with its array of bars, eateries and shops is also close to hand. The property would benefit from cosmetic updating and viewing is a must to appreciate its full potential to become a forever family home. Offering nearly 1000 sq ft of accommodation which comprises: lounge, dining room, fitted kitchen, conservatory, downstairs cloakroom, two double bedrooms, single bedroom and four piece bathroom suite. Externally the property boasts a South Easterly garden with crazy paved patio and raised lawn area. Further features include: fireplace to lounge, on street parking, gas central heating and UPVC double glazing. Nearby Schools - Winton Primary, Hillview Primary, The Epiphany Primary and Glenmoor and Winton Academies

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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Entrance Hall Doors to

Lounge 13' 9" x 11' 10" (4.19m x 3.61m)

Dining Room 12' 1" x 11' 1" (3.68m x 3.38m)

Kitchen 8' 7" x 7' 0" (2.62m x 2.13m)

Conservatory 8' 9" x 6' 9" (2.67m x 2.06m)

Landing Doors to

Bedroom One 13' 10" x 11' 1" (4.22m x 3.38m)

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

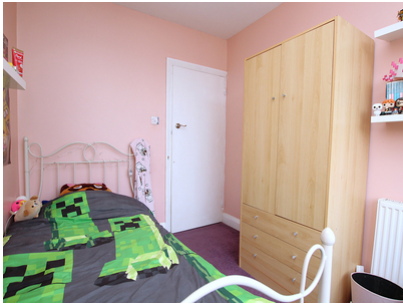
Bedroom Three 10' 1" x 7' 0" (3.07m x 2.13m)

Bathroom 7' 2" x 7' 0" (2.18m x 2.13m)

Garden South Easterly aspect

Parking On street

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	