



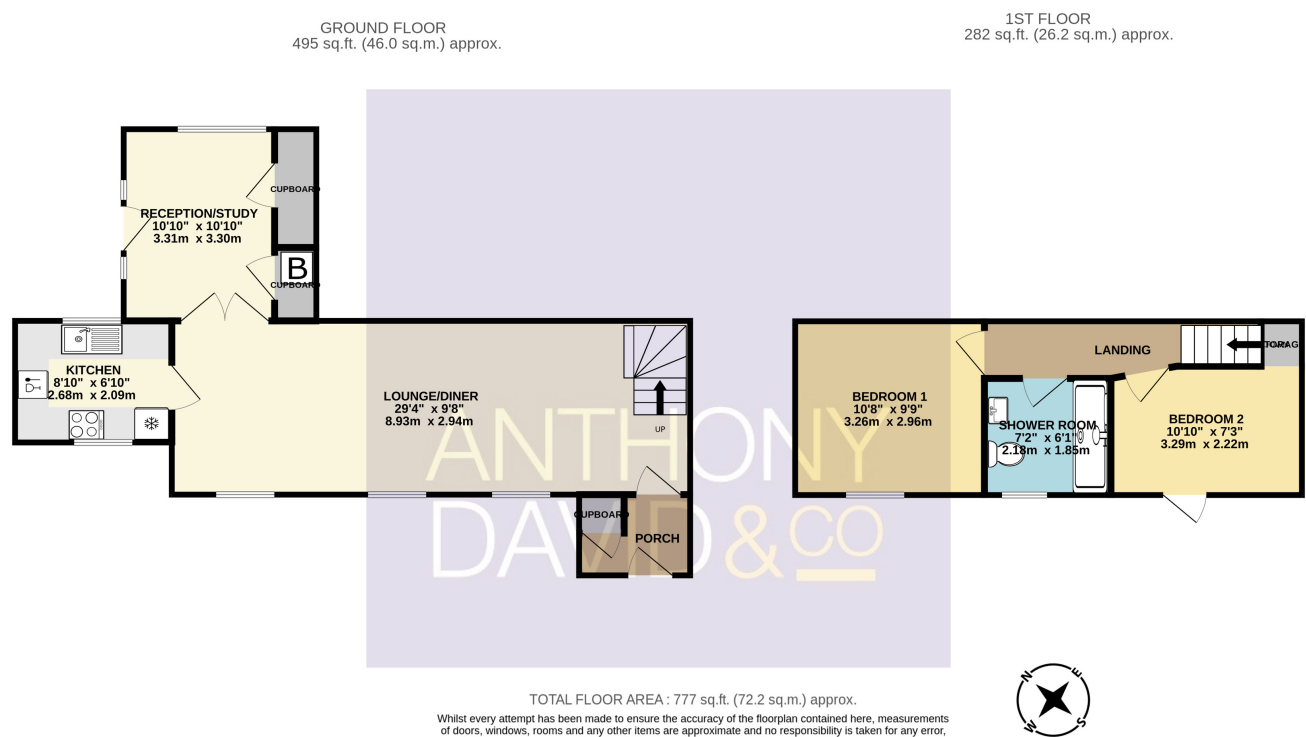
19a Privet Road, Winton, Bournemouth, Dorset BH9 2NS

Guide Price £300,000 Freehold

**** SIMPLY STUNNING **** A unique two bedroom cottage style semi detached house ideally situated on this residential road just a short stroll to Winton's vibrant high street with its array of shopping facilities, eateries, amenities and bus routes. This 'turnkey' property has been refurbished to exacting standards by the current owners and viewing is imperative to not only appreciate its convenient location but also the stylish accommodation on offer, which comprises: Open plan lounge/diner, bespoke kitchen, study/reception and contemporary shower room. Externally the property boasts a landscaped garden with lawned area, sun patio and decked area with pergola. To the front the driveway provides off road parking for one car. Further features of this 'little gem' include; integrated appliances to kitchen, new cavity wall insulation, garden shed, gas central heating and UPVC double glazing.

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**ANTHONY
DAVID & CO**



Lounge/Diner 29' 4" x 9' 8" (8.94m x 2.95m)

Kitchen 8' 10" x 6' 10" (2.69m x 2.08m)

Study/Reception 10' 10" x 10' 10" (3.30m x 3.30m)

Landing Doors to

Bedroom One 10' 8" x 9' 9" (3.25m x 2.97m)

Bedroom Two 10' 10" x 9' 10" (3.30m x 3.00m)


Shower Room 7' 2" x 6' 1" (2.18m x 1.85m)

Garden Landscaped

Driveway Off road parking for one car

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(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 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.