

# ORCHESTON ROAD BOURNEMOUTH



Offers in excess of £400,000  
FREEHOLD

**paulwatts**

# ORCHESTON ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- SPACIOUS 4 BEDROOM DETACHED HOUSE
- OFFERING SCOPE TO IMPROVE
- Extended ground floor with LARGE LIVING ROOM
- Driveway providing parking space with car port
- 2 large double bedrooms and 2 single bedrooms

GREAT OPPORTUNITY FOR A PROJECT. Spacious 4 bedroom detached house with extended downstairs accommodation. Driveway and CAR PORT. UPVC double glazing. WET ROOM. Excellent leisure facilities nearby and schools for all ages. LOTS OF SCOPE TO IMPROVE

## ORCHESTON ROAD

A SPACIOUS 4 BEDROOM HOUSE, that has happily been in the same ownership for many years

Whilst the house has clearly been well looked after over the years it NOW REQUIRES UPDATING, offering a lot of scope for buyers wishing to improve a property to their own style and requirements

Leading off from the large entrance hall are two reception rooms

The house has been extended at the rear to provide a LARGE LIVING ROOM with a cosier lounge at the front

A good size kitchen/breakfast room completes the ground floor accommodation

Upstairs are two large double bedrooms and 2 single bedrooms

The former bathroom has been converted into a WET ROOM with adjacent separate w.c.

Windows are UPVC double glazed and heating is currently provided by electric storage heaters, with a gas water heater and gas cooker connection, giving different options to upgrade the heating of the house in line with current thinking

A driveway to one side provides PARKING SPACE, with a car port

The SMALL REAR GARDEN is mainly lawn and there is a useful shed

The property is located within walking distance of cosmopolitan Charminster Road, with its eclectic mix of smaller shops and restaurants, whilst the town centre can be easily reached by car or the excellent local bus service. It takes approx. 20 minutes to walk to Bournemouth Station Bournemouth town centre offers a wider choice of shops and restaurants, as well as the Blue Flag beaches, whilst nearby Wessex Way offers an easy route out of town

There are schools for all ages in the local area, and excellent leisure facilities, including Winton Recreation Ground and Stokewood Swimming Pool

Council Tax Band D

A GREAT OPPORTUNITY FOR A PROJECT

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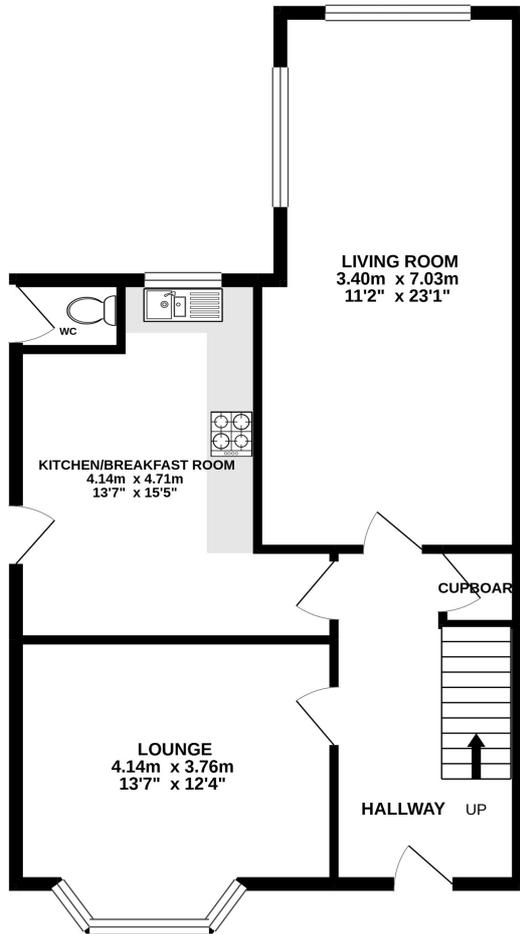
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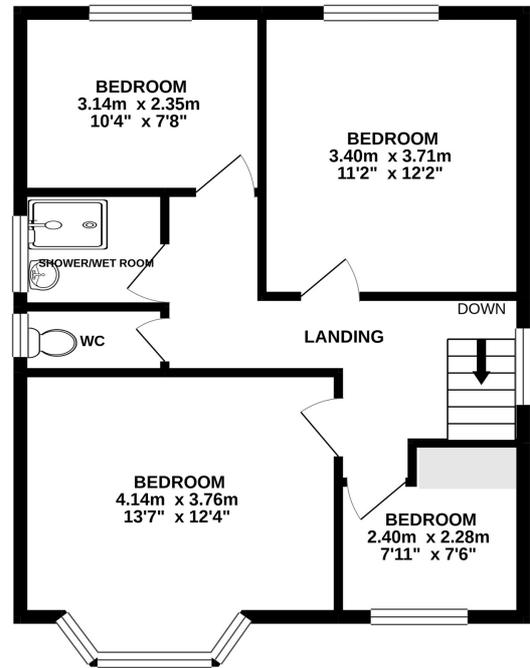
The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The word 'paul' is white and 'watts' is yellow, both set against a solid black rectangular background.

# ORCHESTON ROAD

GROUND FLOOR  
63.7 sq.m. (686 sq.ft.) approx.



1ST FLOOR  
52.8 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 116.6 sq.m. (1255 sq.ft.) 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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