



93 Portland Road

*A tastefully updated and extended three bedroom, two reception room detached character home*

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# 93 Portland Road, Bournemouth, Dorset, BH9 1NF

Upon entry you are greeted with an open and spacious entrance hall with high ceilings, neutral tones and solid flooring throughout lending access to the ample downstairs living accommodation.

To the front you have a large family room/lounge with bay window, Moving through to the rear, to the left you have the extended kitchen diner that has been modernised throughout with fully tiled flooring, matching wall and base units, integrated appliances such as oven and hob, dishwasher, fridge/freezer and washing machine, leaving space for a table and chairs. This room has also got the added benefit of double doors leading to your garden.

The following second reception running perfectly aside the kitchen with double doors leading access straight out to the decked area of the beautifully landscaped garden, with the lounge you also have a feature fire place.

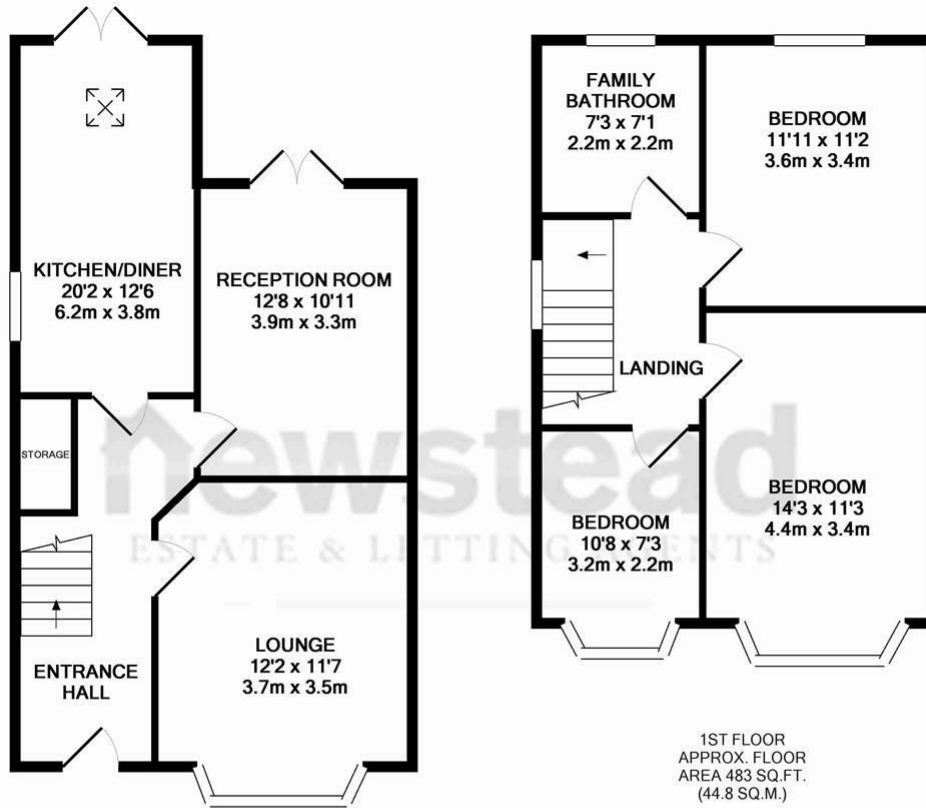
Onto the first floor of this detached residence, the accommodation is currently laid out as follows; to the front you have the large bay fronted master bedroom, which runs adjacent to the smaller third bedroom again complete with feature bay window. As you move to the rear you then have the large second bedroom with this room, you also have a great view of the local area and the larger than average modern family bathroom, again a very bright room capitalizing on natural light.

Through to the rear you then have the large south facing landscaped rear garden that starts with a large decked area that leads onto a large level garden that is predominately laid to lawn and very private, perfect for entertaining family and friends. As the property backs onto another garden it is very private and lined with timber panel fencing creating the perfect space to enjoy the summer months.

The Property is located in the sought after BH9, Winton area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way. Also a short drive from Castlepoint shopping centre and nearby Redhill common/park. Bournemouth University is also within close proximity.







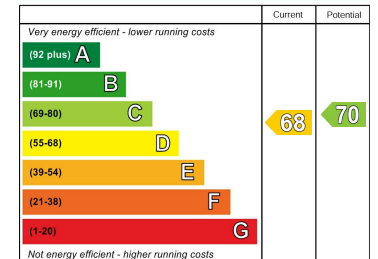
GROUND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (94.0 SQ.M.)

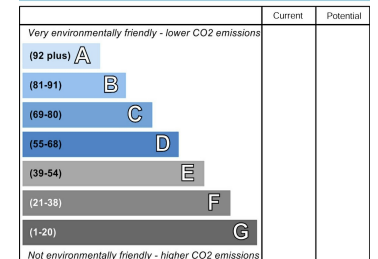
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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**



**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



**England & Wales** EU Directive 2002/91/EC

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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