





HOUSE & SON

We are delighted to offer for sale this conversion ground floor garden flat. The property offers spacious and versatile accommodation and has been tastefully modernised although retaining much of its original character. Benefits include private south facing garden, pets allowed, share of freehold, off road parking for two cars and private entrance.

The property is situated in the much sought after residential area of Queens Park. Local shops, facilities, regular bus routes and Queens Park Golf Course all within close proximity. Bourne mouth town centre, main line train station and castle point are also within close proximity.

COMMUNAL HALL

Door to

ENTRANCE HALL

Dado rail, ornate coved ceiling, radiator, understair storage cupboard with hanging shelving & electric radiator.

UTILITY ROOM

7' 3" x 5' 3" (2.21m x 1.6m)

Low level WC, pedestal wash hand basin, radiator, UPVC double glazed frosted window to side, worksurface with space for electrical appliances beneath, wall mounted cupboards and ornate coved ceiling.

INNER HALL

Tall storage cupboards for vacuum cleaner, ironing board etc. Tall radiator.



KITCHEN/BREAKFAST ROOM

11' 6" plus recess x 11' 7" (3.51m x 3.53m)

One & quarter bowl sink unit, white quartz effect work surface, matching upstands, with shaker style units beneath, space & plumbing for dishwasher, integrated eye level double oven with cupboard beneath & above, further range of units incorporating pan drawers, integrated Siemens induction hob, extractor canopy above with plinth and integrated downlighters, glass splashback, further work surface with matching base units, wall mounted dresser style cupboard and matching wine rack, tall cupboard with pull out shelves, space for fridge/freezer, radiator, tile flooring, cupboard housing wall mounted Viessmann gas fired combination boiler, installed in autumn 2019, serving central heating & hot water, ornate coved ceiling, window and door to southerly aspect sun room, double glazing to side.

LIVING ROOM

18' 2" into bay x 12' 9" (5.54m x 3.89m)

9'4 Ceiling height, UPVC double glazed window to side, sash bay window and French doors to southerly aspect sun room, feature fireplace, picture rail, ornate coved ceiling, radiator.

SUN ROOM

22' 4" x 6' 11" with two recess (6.81m x 2.11m)

Tall radiator, brick & UPVC double glazed construction with French doors leading to southerly aspect private rear garden, top opener windows, wall light point, additional radiator.







BEDROOM ONE

12' 9" x 12' 1" (3.89m x 3.68m)

9'4 Ceiling height, ornate coved ceiling, radiator, westerly aspect UPVC double glazed windows to side, tall radiator, additional radiator, range of built-in wardrobes with overhead boxes, fitted shutters.

BEDROOM TWO

12' 8" x 8' 8" (3.86m x 2.64m)

9'4 ceiling height, overhead recess with built in storage cupboards, two UPVC double glazed frosted windows, radiator, cupboard housing fuse box.

SHOWER ROOM

Suite comprises semi-circular walk-in shower cubicle with built in shower over and additional rainfall style shower head over, pedestal wash hand basin, low level WC, tiled floor, tiled walls, heated towel rail/radiator, two UPVC double glazed frosted windows to side, smooth ceiling with recess downlighters.



REAR GARDEN

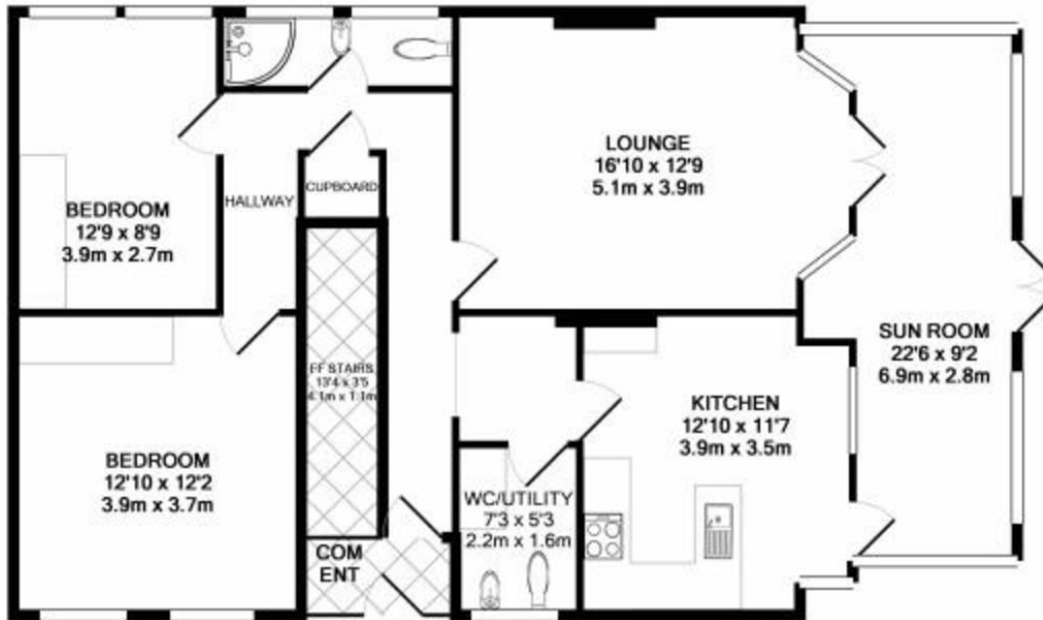
Enclosed south facing rear garden which has been landscaped to provide a beautiful patio area and easy to maintain borders with well stocked shrubs & various trees. The garden is enclosed by fencing. Timber cabin, with power & light plus sensor light. Access via personal gate to the side and double wooden gates leading to

OFF ROAD PARKING

Secure off road parking for two vehicles accessed through double wooden gates.

AGENTS NOTE

Maintenance is a 50/50 split on an as and when basis.
Zero ground rent.
Share of freehold.
999 year, underlying lease from 2018



TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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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2b, Howard Road
 BOURNEMOUTH
 BH8 9DX

Energy rating

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Valid until 9 November 2025

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 9008-6947-7289-4705-4970