



house & son

## Court Road

Bournemouth, BH9 3DL

£200,000

- Freehold Title
- Private South Facing Garden
- 14'2" Living Room With Direct Access to Garden
- Modern Fitted Kitchen
- Modern Shower Room
- Double Bedroom with Fitted Wardrobes
- Gas Central Heating and UPVC Double Glazing
- Sought After Location





### **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this well presented ground floor garden flat. The property offers spacious rooms, private entrance, living room with direct access to south facing private garden, separate modern fitted kitchen, double bedroom with fitted wardrobes, modern shower room, gas central heating and UPVC double glazing. The flat comes with the benefit of the freehold title. Local shops, facilities and regular bus routes can be found within close proximity at both Charminster, Winton and Castle Lane.



### **OWN PRIVATE ENTRANCE**

Part stained glass. Front door to

### **ENTRANCE HALL**

**15' 4" x 3' 9" (4.67m x 1.14m)**

Understair storage cupboard, radiator, picture rail, meter cupboard.

### **LIVING/DINING ROOM**

**14' 2" x 11' 11" (4.32m x 3.63m)**

Bay with UPVC double glazed patio doors to southerly aspect private rear garden with UPVC double glazed windows to side. Feature fireplace with tiled inset and wooden mantle, radiator, picture rail, ornate coved ceiling.

### **KITCHEN**

Single bowl single drainer sink unit with mixer tap, roll top work surfaces with matching upstands and shaker style base units beneath, matching wall mounted units. Space and plumbing for washing machine, space for electric cooker and gas point, glass splashback, filter canopy above. Space for fridge/freezer, recess with shelving, tiled floor. Smooth ceiling with spotlights, UPVC double glazed window overlooking rear garden. Radiator.

### **BEDROOM**

**13' 6 into bay" x 11' 1 to wardrobe" (4.11m x 3.38m)**

Range of floor to ceiling wardrobes with hanging and shelving. Radiator. Picture rail. Ornate coved ceiling. UPVC double glazed bay window to front.

## SHOWER ROOM

15' 3" x 3' 10" (4.65m x 1.17m)

Walk in tiled shower with built in shower over and extractor fan. UPVC double glazed window to side, vanity unit with high gloss finish cupboard beneath, low level WC, heated towel rail/radiator, wall mounted illuminated mirror, wall mounted gas fired "Valliant" boiler serving central heating and hot water, tiled floor, tiled splashback. Smooth ceiling with recess downlighters, cupboard housing gas meter.

## SOUTH FACING PRIVATE REAR GARDEN

The garden is approximately 50ft in length. Seating area abutting property with the remainder being laid mainly to lawn with various established shrubs, trees and plants. The garden is enclosed by fencing and gate provides access to side. Garden shed and shared garden shed. Outside tap. The garden offers a good degree of seclusion.







### **COUNCIL TAX BAND**

Tax band B

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council



### **OFFICE**

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