



house & son

Truscott Avenue

Bournemouth, BH9 1DB

Guide Price £250,000

- 960 Plus Year Lease
- Character Ground Floor Garden Flat
- Two Double Bedrooms
- Original Features Including Wood Block Flooring
- Gas Fired Central Heating
- Remodelled Kitchen in 2021
- Integrated Appliances
- Off Road Parking



HOUSE AND SON

House and Son are delighted to be able to offer for sale this character ground floor garden flat with a 960 plus year lease. The property is situated in the sought after location, being close to local amenities including recreational park, schools and shopping at Winton Banks and further afield at Castlepoint. This delightful character home retains original features including wood block flooring, tall ceilings, picture rails complemented with a modern décor, recently remodelled kitchen/diner and bathroom. Externally, there is off road parking to front for the sole use of the ground floor flat and good size private rear garden. There is potential for further off road parking to rear owing to the boundary fronting onto Maxwell Road (subject to BCP conditions).



PRIVATE ENTRANCE

Wood front door to

ENTRANCE HALL

"L" shaped with tall ceilings. Original wood block feature floor. Picture rail. Understair recessed storage.

LOUNGE

12' 5" x 10' 0" (3.78m x 3.05m)

Double glazed French doors accessing onto private rear garden. Further double glazed panels to either side of double glazed French doors. Feature fireplace with oak mantle and shelving to side. Radiator. TV media point. Tall ceilings.



KITCHEN/DINER

11' 4" x 9' 9" (3.45 m x 2.97 m)

Double glazed window to rear. Recently remodelled kitchen, finished in grey cabinets with oak work top surfaces. Deep single bowl sink with drainer to side and mixer tap over. Fitted range of eye level storage cabinets. Two tone "brick" style tiled walls. Further complementing range of base units incorporating drawers. Under pelmet down lights, wood block work top surfaces over. Integrated four ring gas hob, combination single electric oven, chimney filter hood over. Further built in appliances comprising of dishwasher and washing machine. A further feature is the free standing island cabinet with wooden work top surface. Radiator. Recessed ceiling downlighters. Wall mounted gas fired combination boiler serving hot water and central heating.

BEDROOM ONE

13' 8 into bay" x 13' 0" (4.17m x 3.96m)

A charming spacious room with tall ceilings. Feature double glazed bay window to front with outlook over Truscott Avenue. Focal point fire display. Radiator. Feature wood block flooring.

BEDROOM TWO

14' 0 into bay" x 11' 1" (4.27m x 3.38m)

Double glazed bay window to front. A character room with tall ceilings, light and airy. Original feature wood block flooring. Radiator.

BATHROOM

6' 2" x 5' 5" (1.88m x 1.65 m)

Good specification. Modern suite with choice tiling to walls and complementing tiled floor. Obscure double glazed window to side. Three piece suite comprising of bath with side panel, shower screen to side, tiled vanity display, taps over, shower attachment, rising rail. Pedestal wash hand basin. Low level WC. Heated towel rail. Recessed ceiling downlighters. Double glazed window to side.

OUTSIDE FRONT

Red brick dwarf boundary wall. Shrub border. Pathway to front door.

OFF ROAD PARKING

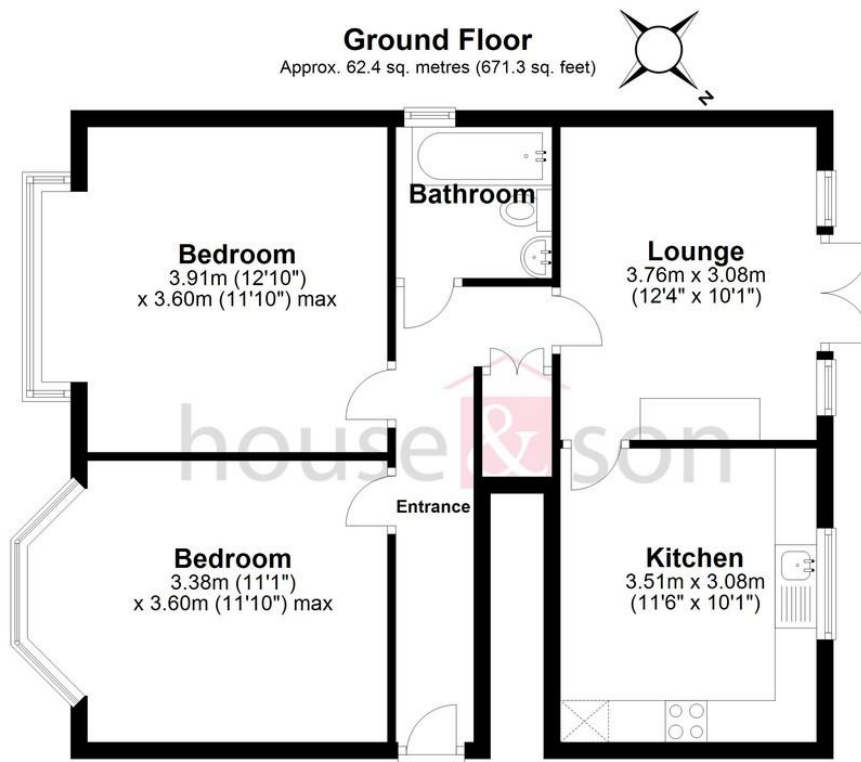
Block paved parking for several cars tandem style.

REAR GARDEN

Approximately 35ft depth x 15ft width. An inviting easy maintenance space with "easy turf", two seating areas and tall fence enclosures.

Agent note: Potential for additional parking/storage as the rear garden fronts onto Maxwell Road (subject to consents from BCP).





Total area: approx. 62.4 sq. metres (671.3 sq. feet)

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COUNCIL TAX BAND

Tax band

TENURE

960 Plus Year Lease

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council



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