



house & son

Fortescue Road

Bournemouth, BH3 7JU

Offers In Excess Of
£240,000

- Freehold Garden Flat
- Private Gate and Private Own Entrance
- Two Double Bedrooms
- Westerly Aspect Courtyard Garden
- Additional Garden To Rear
- Kitchen/Diner Accessing Directly Onto Garden
- Gas Central Heating
- Off Road Parking



HOUSE AND SON

House and Son are delighted to be able to offer for sale this charming character FREEHOLD GROUND FLOOR GARDEN FLAT. The property is situated in a much sought after residential location being within close proximity to local amenities, shopping and schooling. This stunning ground floor freehold flat benefits from a private gated entrance, lounge, two double bedrooms, modern bathroom, feature kitchen/diner with direct access onto a southerly aspect courtyard garden leading onto a further private garden to rear and off road parking. Do not miss this exceptional home!

PRIVATE GATED ENTRANCE

Communal pathway to private 6ft wooden gate, access for ground floor flat only. Gate opening into south/westerly aspect courtyard garden.

FRONT DOOR

Panelled UPVC double glazed door to

ENTRANCE HALL

Double glazed window with overview of courtyard side garden. provision for shoes/coats etc.

LOUNGE

14' 6 max" x 13' 9 max" (4.42m x 4.19m)

Double glazed windows to rear aspect overlooking the westerly aspect private enclosed garden. Feature ceiling with downlighters. Radiator. TV media point.

KITCHEN/DINER

10' 9" x 10' 7" (3.28m x 3.23m)

Cabinets finished in high gloss white with complementing work top surfaces. One and half bowl sink with mixer taps over, drainer to side. Fitted range of eye level units, further range of fitted base units incorporating drawers, roll top work surfaces. Part tiled walls. Built in four ring gas hob, combination single oven, cooker filter hood and wine cooler. Space and plumbing for washing machine, space for fridge/freezer, recessed ceiling downlighters. Feature wood effect floor "flowing" from entrance hall through kitchen/diner. Radiator. Provision for table and chair set. Feature double glazed dual opening French doors with view over and direct access onto southerly aspect courtyard garden.

INNER HALLWAY

Recessed ceiling downlighters. Access to understair storage.

BEDROOM ONE

14' 5 max into bay" x 13' 0 overall room size" (4.39m x 3.96m)

Feature double glazed bay window to front. Tall ceilings. Light and airy space. Radiator. Built in sliding door fronted wardrobes with organiser/hanging rail. South easterly aspect.

BEDROOM TWO

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to rear overlooking the courtyard garden. Radiator. Built in closet housing gas fired combination boiler serving central heating and hot water.

BATHROOM

Three piece white modern suite comprising bath, side panel, shower screen to side, bath filler mixer taps with shower attachment. Tiled walls to principle area. Pedestal wash hand basin. Low level WC. Extractor fan. Tiled floor.

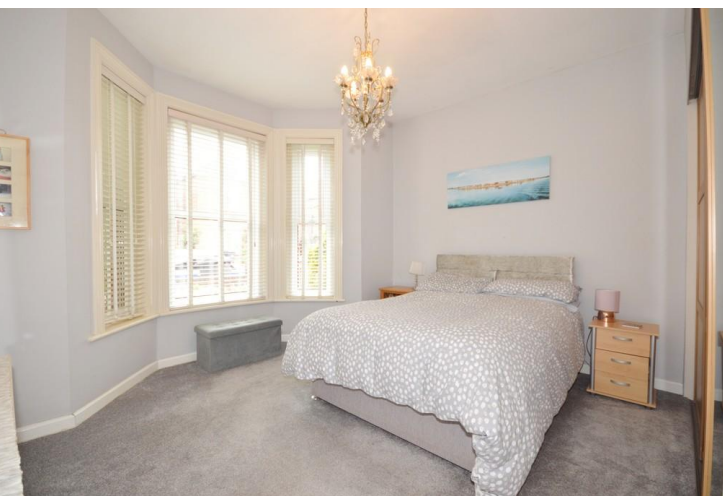
GARDENS

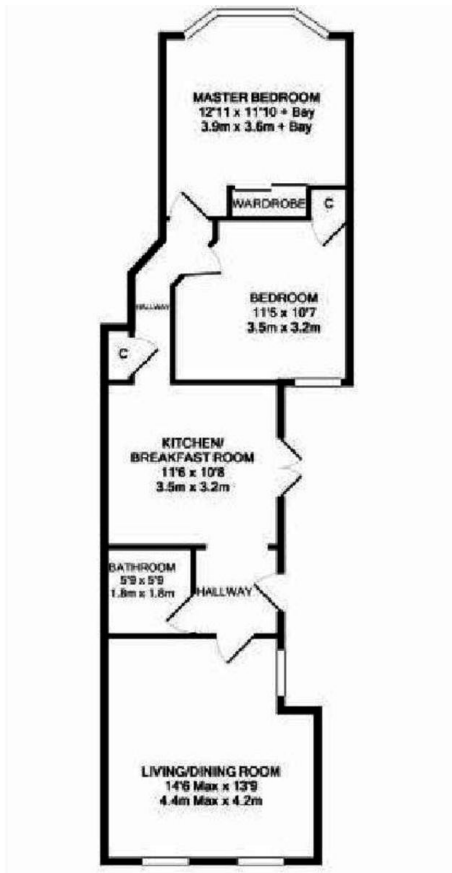
24' 0 width" x 17' depth" (7.32m x NaNm)

Courtyard private garden with patio abutting kitchen/diner. Private space. Al-fresco dining at its best. Close boarded fence enclosures. Hardstanding for garden shed. Westerly aspect. BBQ area.

OFF ROAD PARKING

Dual opening 6ft gates, access from Grafton Road.





COUNCIL TAX BAND

Tax band

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

FLAT 1 47 FORTESCUE ROAD BOURNEMOUTH BH9 7JU		Energy rating D
Valid until 26 May 2031	Certificate number 0390-2893-5050-2629-3635	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements