







\*\*\* House and Son\*\*\* are delighted to offer for sale this versatile mid-terrace property, situated within walking distance of Bournemouth Railway Station and the adjacent Asda supermarket. Knyveton Gardens with its bowling green and tennis courts are closer still; the sandy beaches below the East Cliff, Bournemouth Pier and the Town Centre are situated within a mile of the property. An exceptionally flexible three-storey mid-terrace property, located in a sought-after area of Bournemouth. This large home offers a blend of family comfort and investment potential, with scope for a self-contained studio, home working, or rental income.

### **ENTRANCE HALL**

With stairs to first floor landing and access to ground floor accommodation.

### **LIVING ROOM**

To the front of the building with south facing aspect and feature fireplace.

### **DINING ROOM**

With access from living room or entrance hall, this could also be used as a spacious dining room.

### **BATHROOM**

Fitted with bath, shower attachment over, WC and basin.

### **STUDY**

With shelving and work space.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with ample base and wall mounted units, appliances, worktops and sink, door to rear garden.

### **STUDIO/WORKSHOP**

With power, light and insulation. This could be used as additional living space if required, additional plumbing would need to be sought.





### **LANDING**

Further stairway to second floor studio and access to all first floor accommodation.

### **BEDROOM**

To front with south facing aspect.

### **BEDROOM**

With vanity unit and feature fireplace with mantel over.

### **BEDROOM**

To the rear of the building with side aspect.

### **KITCHENETTE**

Servicing the first floor accommodation with range of cupboards and appliances.

### **SHOWER ROOM**

### **STUDIO FLAT**

A spacious room offering sleeping, living and kitchen area.

### **OUTSIDE**

Easily maintained with footpath to neighbouring driveway for emergency use if required.

### **TENURE AND CHARGES**

Tenure; Freehold

Council Tax Band: B

EPC Rating: D

### **DISCLAIMER**

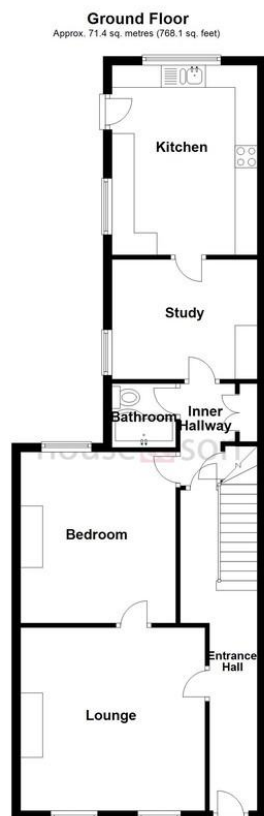
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.



Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 162.2 sq. metres (1746.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		