







### **HOUSE AND SON**

House and Son are delighted to offer for sale this part share of freehold first and second floor maisonette, situated in a premium road of Bourne mouth. Within close proximity are recreational grounds, Winton Banks shopping, good primary and secondary schools including Grammar, and well supported road travel links to further afield. A substantial five bedroom maisonette with benefit of private entrance, bathroom and second WC to first floor, with southerly aspect large lounge overlooking the recreational grounds and further veranda/balcony with far reaching views, three first floor bedrooms, numerous character features, two further bedrooms and bathroom on the second floor. Externally, there is allocated parking and private garden to rear. Part Share of Freehold. No forward Chain!

### **RECESSED PORCH**

UPVC panelled door with obscure double glazed insert.

### **ENTRANCE LOBBY**

### **STAIRS RISING TO FIRST FLOOR LANDING**

**19' 14" x 7' 8 width" (6.15m x 2.34m)**

Stairs rising to first floor reception landing. Feature newel posts, hand rails. Spacious reception area. Radiator. Feature obscure double glazed window to side. Picture rail. Communicating hallway all rooms leading off. Original feature storage closet with shelving.

### **SEPARATE WC**

Obscure double glazed window to side, 3/4 tiled walls. Low level WC, wall mounted wash hand basin.

### **LOUNGE**

**15' 6 into bay" x 14' 4 max" (4.72m x 4.37m)**

Southerly aspect. Feature double glazed sash window to





front with panoramic view over the recreational grounds. Red brick fireplace with display surround. Picture rail. TV aerial connection point. A light and spacious lounge with fabulous views.

### **DINING ROOM/BEDROOM ONE**

**13' 0" x 11' 6 into bay" (3.96m x 3.51m)**

Feature double glazed sash windows and centralised double glazed door with view and access onto balcony/veranda. Picture rail. Radiator. Extensive uninterrupted views over the Winton recreational grounds.

### **BALCONY/VERANDA**

**13' 0" x 3' 0 approx" (3.96m x 0.91m)**

Timber balustrade rail enclosures, uninterrupted views over recreational grounds. Southerly aspect.

### **KITCHEN**

**9' 3" x 8' 9" (2.82m x 2.67m)**

Double glazed sash window to rear. One and half bowl stainless steel sink unit and drainer, mixer taps over. Part tiled walls/splashback. Fitted range of eye level cabinets, the eye level cabinets are glass fronted. Fitted range of base units with square edge work top surfaces over. Space for cooker, gas or electric point. Space for slimline dishwasher. Space for under counter fridge and freezer. Wall mounted gas fired combination boiler. LCD 24 hour timer control. Ceramic tiled floor.

### **FIRST FLOOR BEDROOM TWO**

**11' 9" x 10' 3 max" (3.58m x 3.12m)**

Two double glazed sash windows to rear. Radiator. Picture rail.

### **FIRST FLOOR BEDROOM THREE**

**10' 5" x 9' 0" (3.18m x 2.74m)**



Double glazed sash window to rear. Radiator. Picture rail.

### **FIRST FLOOR BATHROOM**

Obscure double glazed window to side. Modern three piece suite finished in white. Bath with side and end panels, shower screen to side, bath filler tap over. Thermo "T" bar shower with shower attachment, rising rail, tiling to principal area. Corner vanity unit with inset wash hand basin, storage under. Low level WC. Radiator/heated electric towel rail. Ceramic tiled floor.









#### **AGENTS NOTE**

Tall ceilings, feature newel posts and architrave. Two WC's located on the first floor.

#### **STAIRS TO SECOND FLOOR**

Complementing stairwell, newel posts, hand rail, stairs rising to second floor landing, all principal rooms leading off. Obscure double glazed window to side, natural light to stairwell.

#### **SECOND FLOOR BEDROOM FOUR**

**11' 4" x 9' 5" (3.45m x 2.87m)**

Dual aspect double glazed velux style windows. Access to eaves. Radiator. Feature part sloped ceiling. 11'4" x 9'5" x 8'0" ceiling height. Room sizes overall plus ceiling height, as feature part sloped/eaved ceiling.

#### **SECOND FLOOR BEDROOM FIVE**

**24' 4 max" x 9' 5" (7.42m x 2.87m)**

Velux style window. Two radiators. Agents note: 8ft ceiling height, part restricted head height. 24'4 max x 9'5" (10'10" ceiling height). "L"-shaped room.

#### **SECOND FLOOR BATHROOM**

**11' 0" x 6' 8" (3.35m x 2.03m)**

8ft ceiling height. Obscure double glazed window to side. Modern three piece white suite, bath with side and end panels, bath filler mixer taps over, shower attachment. Tiled walls to principal area. Pedestal wash hand basin, low level WC. Heated towel rail. Access to eaves. Extractor fan. Feature eaved ceiling. Agents note: 11'0" x 6'8" x 8'0" ceiling height. Feature part eaved/sloped ceiling, overall room sizes.

#### **OUTSIDE**

Communal gardens to front. Communal pathway to private entrance to first and second floor maisonette.

#### **OFF ROAD PARKING**

Allocated parking provision.

#### **REAR GARDEN**

Private 6ft gated entrance, courtyard patio garden, currently easy maintenance.

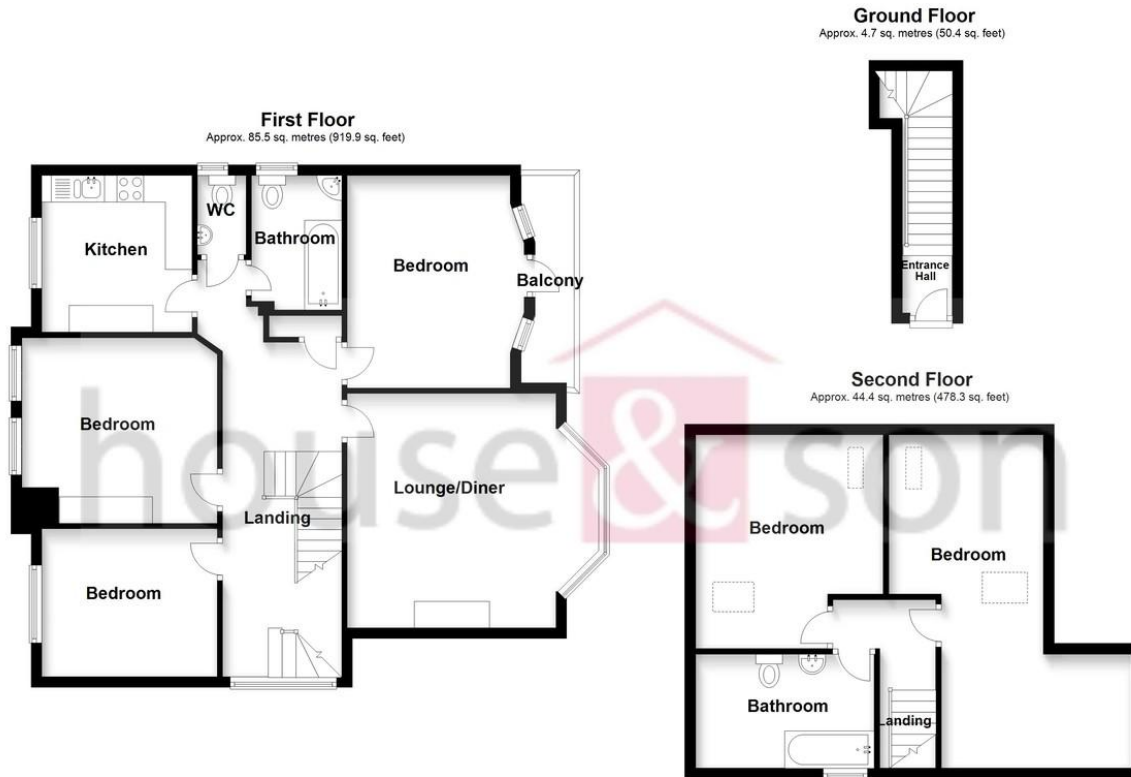
#### **TENURE**

Share of Freehold. (Anticipated lease 950 years plus).

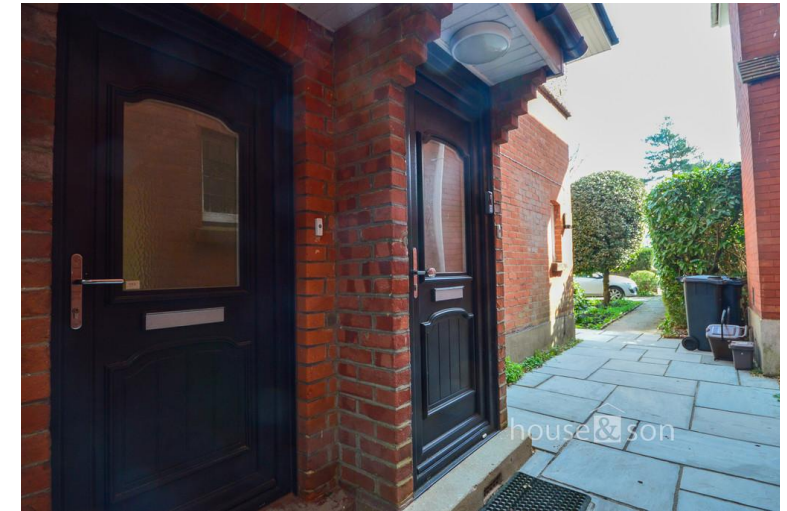
#### **MAINTENANCE**

50/50.





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22/03/2023, 12:25

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## Energy performance certificate (EPC)

First Floor Flat 39 Heron Court Road Bournemouth BH9 1DF	<b>Energy rating</b> <b>D</b>	<b>Valid until:</b> 21 March 2033 <b>Certificate number:</b> 0360-2532-3070-2327-0571
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**Property type**  
Top-floor maisonette