



## Bethia Road

Bournemouth, BH8 9BD

Guide Price £300,000

- Two Double Bedrooms
- Ground Floor Apartment
- Private Southerly Aspect Garden
- Kitchen/Breakfast Room
- Detached Garage
- Popular Queens Park Location
- No Forward Chain
- Close to Local Shops and Amenities



## HOUSE & SON

House & Son are delighted to be able to offer for sale this beautiful ground floor garden apartment with its own private entrance. Benefits include tall ceilings, character fireplace, feature windows, two double bedrooms, kitchen/breakfast room, bright and airy living/dining room, modern bathroom, drive to detached garage and private southerly facing garden. Queens Park golf course is within level walk distance as is BH Live leisure centre. The apartment must be viewed to be fully appreciated. Bethia Road is located moments away from both the highly regarded Park School and Queens Park golf course whilst award winning sandy beaches, shops, restaurants are approximately 2.5 miles away in Bournemouth. Access onto the A338 Wessex Way by car is seconds away.

## COMMUNAL ENTRANCE

Communal entrance or private entrance. Wall mounted thermostat, picture rail, radiator.

## INNER HALL

## LIVING ROOM

**16' 8 into bay" x 12' 10" (5.08m x 3.91m)**

UPVC double glazed bay window and casement door to private southerly aspect rear garden. Feature fireplace with wooden mantle over. Two UPVC double glazed windows to side. Picture rail. Beamed feature ceiling.

## KITCHEN/BREAKFAST ROOM

**12' 4" x 10' 10" (3.76m x 3.3m)**

Single bowl single drainer sink unit inset roll top work surfaces with range of base units beneath, space and plumbing for dishwasher, washing machine and tumble dryer. Further matching wall mounted units, integrated "Hotpoint" electric oven, four ring electric hob with filter canopy above, range of pan drawers beneath. Concealed wall mounted "Glow worm" gas fired combination boiler serving central heating and hot water. Extractor fan. UPVC double glazed window to side and overlooking rear garden, UPVC double glazed door to rear garden. Two further built in storage cupboards, recessed downlighters, smooth ceiling, cupboard housing fuse box and meters.

### **BEDROOM ONE**

**15' 5 into bay" x 13' 10" (4.7m x 4.22m)**

UPVC double glazed bay window to front. Two radiators, picture rail, smooth ceiling and recess alcove.

### **BEDROOM TWO**

**11' 9" x 10' 10" (3.58m x 3.3m)**

Two UPVC double glazed windows to front and side. Radiator, picture rail.

### **BATHROOM**

White suite comprises panelled bath with central taps. Walk in double tray shower cubicle, built in shower over. Pedestal wash hand basin, low level WC, recessed downlighters. Heated towel rail. Two UPVC double glazed frosted windows to side, radiator, tiled splashback.

### **OUTSIDE**

Drive provides off road parking to oversized detached garage.

### **GARAGE**

Up and over door, power and light, with own consumer unit. Personal door to side.

### **REAR GARDEN**

Private and enclosed south westerly aspect rear garden which offers a good degree of seclusion. The garden is mainly laid to lawn with various flower and shrub borders. Courtesy outside lighting, private gate access to both sides of the property. A particular nice feature of this home.

### **TENURE**

125 years lease from 2015, Share of Freehold will be transferred jointly on the sale of the second flat.





## COUNCIL TAX BAND

Tax band C

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council



## OFFICE

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