



Bethia Road

Bournemouth, BH8 9BD

Guide Price £240,000 -
£250,000

- Popular Queens Park Location
- Two Double Bedrooms
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Off Road Parking
- Close to Local Shops and Amenities
- No Forward Chain



HOUSE & SON

House & Son are delighted to be able to offer for sale this spacious two double bedroom first floor apartment with off road parking in a much sought after residential area being within walking distance to Queens Park golf course, popular Park School and BH Live leisure centre. The accommodation comprises 17'5" x 13'0" living/dining room, family bathroom, kitchen overlooking gardens and attic space. The property comes with no forward chain!

COMMUNAL ENTRANCE

Stairs to first floor. Private door to entrance hall.

ENTRANCE HALL

Built in cupboard, coved ceiling, radiator, hatch to loft.

LIVING ROOM

17' 5" x 13' 0" (5.31m x 3.96m)

UPVC double glazed leaded light bay windows to front. Period feature fireplace with wooden mantle, picture rail, two radiators, naturally coved ceiling.

KITCHEN/BREAKFAST ROOM

12' 8" x 8' 9" (3.86m x 2.67m)

Single bowl single drainer sink unit with base units beneath, space and plumbing for washing machine, dishwasher, roll top work surfaces, further range of drawers beneath. Concealed wall mounted gas fired combination boiler serving central heating and hot water. Space for fridge/freezer, integrated electric oven, four ring electric hob, filter canopy above, range of matching units, tiled splashback, UPVC double glazed window to rear, radiator. Period feature fireplace.

BEDROOM ONE

16' 11 into bay" x 12' 10" (5.16m x 3.91m)

UPVC double glazed bay window to rear and UPVC double glazed window to side. Two radiators. Feature fireplace and hearth picture rail.

BEDROOM TWO

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

UPVC double glazed leded light windows to front and side. Picture rail, feature tile fireplace.

BATHROOM

8' 10" x 8' 8" (2.69m x 2.64m)

Suite comprises panelled bath with centre mixer taps.

Double tray walk in shower cubicle with built in shower over, vanity unit with inset wash hand basin, low level WC. Radiator. Tiled splashback, shaver point. Two UPVC double glazed windows to side, heated towel rail, recessed downlighters, smooth ceiling.

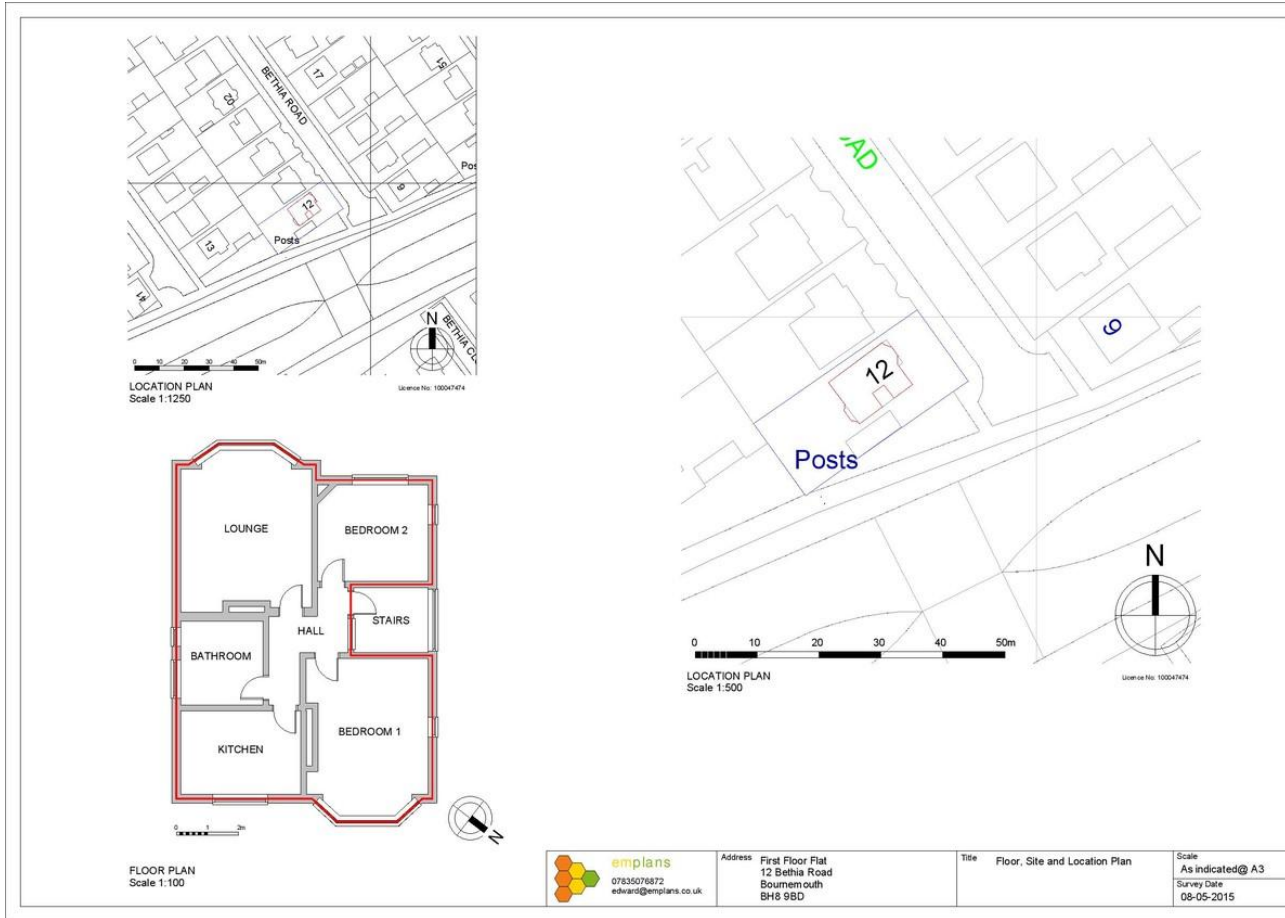
FRONT GARDEN

Laid to hardstanding providing off road parking. Low brick boundary wall.

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

26/10/2013, 10:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Type of building 2-Storey terraced house 100 sqm	Energy rating C	Issue date 8 July 2015
Property type Top-floor flat		Certificate number 0550-1016-0106-1387-2801
Total floor area 77 square metres		

Rules on letting this property

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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 are 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