



house & son

Cardigan Road

Bournemouth, BH9 1BE

Price £245,000

- Freehold
- Own Private Entrance
- Two Double Bedrooms
- Private East Aspect Garden
- Luxury Bathroom
- Gas Central Heating and UPVC Double Glazing
- Off Road Parking
- Close to Local Amenities, Shopping, Schooling etc



HOUSE & SON

House & Son are delighted to offer for sale this FREEHOLD maisonette, in the sought after Winton Banks location. The immediate area supports all age groups with high street shopping, recreational park, schooling and travel links to further afield. This ground floor to first floor maisonette occupies approximately 830 sq ft (77.2 sq m) of internal accommodation coupled with a private garden and off road parking. The accommodation is versatile currently arranged as private entrance with own front door, spacious reception hall, two double bedrooms, lounge and separate fitted kitchen. The current owners have added an "on point" decoration throughout including recently remodelled four piece high specification bathroom. Rarely available FREEHOLD maisonette. Not to be missed!

PRIVATE ENTRANCE

Double glazed private front entrance door.

ENTRANCE HALL

9' 4" x 5' 10" (2.84m x 1.78m)

An inviting reception hall with tiled floor, understair storage. Provision for "console table". Radiator. Stairs rising to first floor landing.

GROUND FLOOR BEDROOM ONE/SECOND LOUNGE

14' 8 max" x 13' 0 into bay" (4.47m x 3.96m)

A bright and airy room with tall ceilings and original architrave. "On point" choice decoration. Radiator with decorative cover. Bay window with overview of the private patio garden.

Agents note: Potential for door access to be installed into the

bay to effect direct access onto the easterly aspect garden, this would be an enhancing feature.

STAIRS RISING TO FIRST FLOOR

Original newel posts, hand rail and spindles. Double glazed window. Communicating "L"-shaped reception landing.

LOUNGE

13' 1 into bay" x 10' 0" (3.99m x 3.05m)

Feature double glazed bay window to front with view over Cardigan Road. Radiator, Wifi access point. Square arch to kitchen.

KITCHEN/BREAKFAST ROOM

8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window view over Cardigan Road. Stainless steel sink unit and drainer, mixer taps over, fitted range of

eye level units, complementing range of base units incorporating drawers, roll top work surfaces over. Inset four ring gas hob, cooker filter hood over. Part tiled walls. Space for fridge/freezer, space and plumbing for washing machine. Tall pantry storage cupboard housing gas fired combination boiler. Recessed ceiling downlighters. Provision for Bistro table and chair set.

BEDROOM TWO

14' 7 max" x 13' 0 nto bay" (4.44m x 3.96m)

Double glazed bay window with overview of private patio garden. Feature wooden panelled wall. A generous size room. Radiator.

BATHROOM

9' 3" x 6' 5" (2.82m x 1.96m)

High specification recently remodelled four piece bathroom suite comprising of free standing double ended shaped bath with centralised mixer taps over. Vanity unit with two drawers for storage, modern ceramic ceramic bowl onset, mixer taps over. Fitted glazed shower enclosures with hinged glazed door, thermo "T"-bar shower with overhead shower and further shower attachment. Pedestal wash hand basin. Low level WC. Tiled walls and floor. Recessed ceiling downlighters. Heated towel rail. An exceptionally well appointed bathroom.

OFF ROAD PARKING

Parking provision for one vehicle and further on-street parking, if required.

GARDEN

Private, wall and fence enclosed patio garden. Easy maintenance and directly attached to this home. Easterly aspect. "L"-shaped 25'5" x 14'0" with a further side area 12'2" x 9'9".



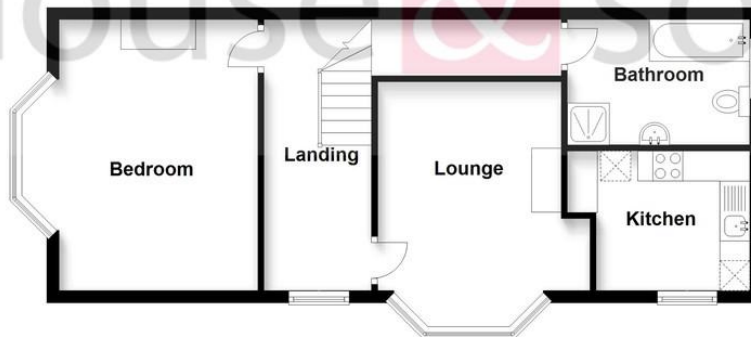
Ground Floor

Approx. 23.9 sq. metres (256.8 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 77.2 sq. metres (830.6 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 (Tel: 01202 556006)
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

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Energy performance certificate (EPC)

10 Chichester Road Bournemouth BH9 1LQ	Energy rating D	Valid until 18 January 2034
	Certificate number	998-3033-0200-9100-0304
Property type	Ground-floor maisonette	
Total floor area	78 square metres	

OFFICE

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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