



## Ensbury Park Road

Bournemouth, BH9 2SJ

Offers In Excess Of £260,000

- Semi-Detached House
- 16ft x 11ft Modern Kitchen
- Separate Lounge
- Two Bedrooms



## HOUSE & SON

An enticing opportunity presents itself with the availability of this charming two-bedroom house in the sought-after BH9 post-code area. Meticulously maintained and offered for sale in impeccable condition, this residence stands as an ideal choice for first-time buyers seeking a hassle-free property.

Boasting a central open-plan kitchen/dining area, a generously sized lounge, ample storage space, an eye-catching stairwell, a sizable master bedroom, a comfortably proportioned second bedroom, a modern bathroom, and a south-facing private rear garden, this property epitomizes contemporary living.

Moreover, its prime location offers easy access to major bus routes, as well as a plethora of local amenities including

shops, cafes, bars, and restaurants, all within walking distance. Additionally, a short cycle away lies the tranquil beauty of Stour Valley Nature Reserve, Charminster High Street, Redhill Park, Bournemouth Train Station, and the bustling Town Centre.

Don't miss out on this exceptional opportunity. Contact House & Son today to register your interest and secure your chance to call this delightful property home.

## PRIVATE ENTRANCE

A UPVC double-glazed front door welcomes you into the entrance hall, accompanied by double glazed windows on either side, filling the space with natural light. The floor boasts durable laminate, offering both practicality and style.

## ENTRANCE HALL

Ascend the return staircase leading to the first-floor landing, discovering ample storage nestled underneath. From here, access is granted to both the lounge and the inviting kitchen/dining room.

## LOUNGE

**11' 1" x 11' 10" (3.38m x 3.61m)**

Adorned with a UPVC double glazed bay window overlooking the front, complemented by a radiator positioned below, this space features a smooth plastered ceiling adorned with inset spotlights. The laminate flooring seamlessly continues.

## KITCHEN/DINING ROOM

**16' 6" x 11' 1" (5.03m x 3.38m)**

Equipped with a one and a half bowl sink, drain to the side, accented by a chrome mixer tap atop the worktop surface, electric hob and a floating extractor fan. An array of base units, tall cupboards, drawers, and high gloss finishes provide ample storage. Additional highlights include space for a washing machine, an American-style fridge freezer, and integrated electric fan and microwave ovens. A central island, complete with storage and seating space, adds functionality to the area. Stone flooring harmonizes with part-tiled walls, while the smooth plastered ceiling hosts inset spotlights. A wall-mounted unit houses the gas-fired combination boiler. Enjoy a delightful outlook onto the south-facing garden.

## FIRST FLOOR LANDING

Two UPVC double glazed windows to the sides. Radiator. Laminate flooring.

## MASTER BEDROOM

**11' 1" x 11' 10" (3.38m x 3.61m)**

UPVC double glazed bay window to the front. Radiator. Smooth ceiling. Built-in wardrobes with cupboards above offer ample storage solutions. Laminated flooring.

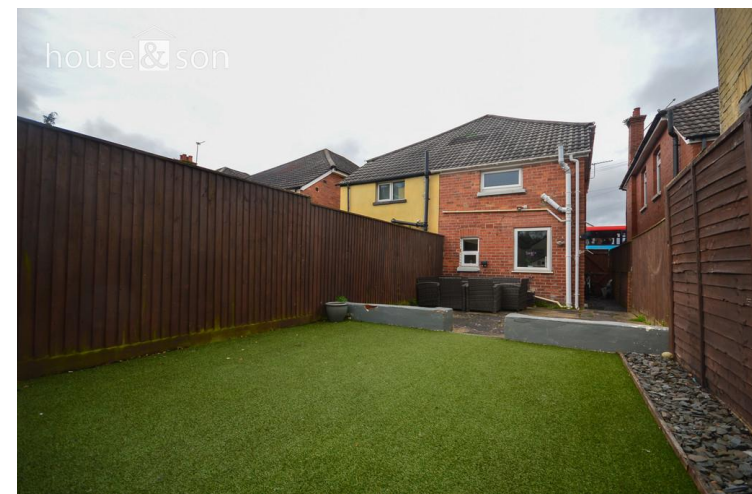
## BEDROOM TWO

**9' 7" x 7' 6" (2.92m x 2.29m)**

Featuring integral bedroom design with borrowed light windows, this space is equipped with a tall radiator and continues the theme of laminate flooring.

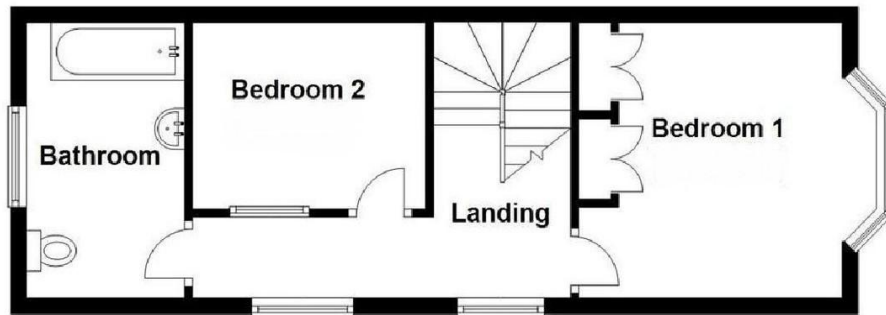
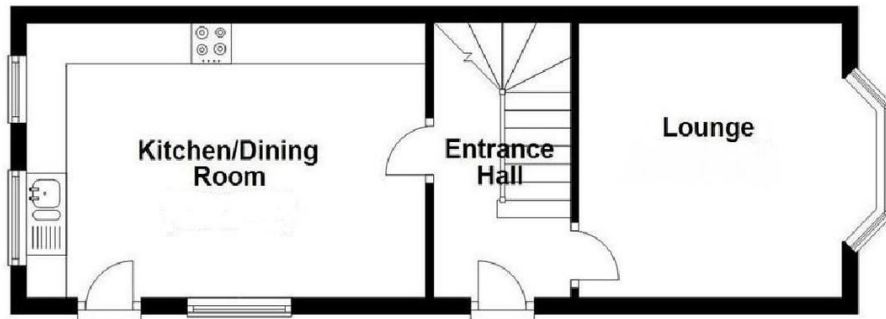
## BATHROOM

A pristine white three-piece suite comprising a low-level WC, a bath with a side panel and a glass shower screen, and a chrome mixer tap with a shower attachment. The wash hand basin is elegantly inserted into a vanity unit, accompanied by a mixer tap. A heated chrome towel rail, obscure UPVC windows ensure privacy. Tiled flooring and walls contribute to a clean, contemporary aesthetic.



## Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

BCP Council

14/03/2024, 14:05 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK [English](#) | [Contact](#)

### Energy performance certificate (EPC)

8, Bishops Park Road BOURNEMOUTH BH9 2JG	Energy rating <b>D</b>	Valid until 30 March 2027
	Certificate number 9833-2883-7377-9624-6153	
Property type	Semi-detached house	
Total floor area	73 square metres	

## OFFICE

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