





## **HOUSE AND SON**

A wow factor property. Finished with attention to detail and an on-point decor. Upon entering this beautiful garden flat you are greeted with restored original flooring and part-panelled walls, which is a precursor for what else you will find.

With two generous double bedrooms, a modern fitted kitchen and bathroom, a cosy lounge, log burner, gas-fired central heating, double glazing, generous westerly aspect, level rear garden, off-road parking, garden storage, log store, workshop and a share of the freehold, this sumptuous property must be viewed to be appreciated.

### **ENTRANCE**

Laminate floor, smooth and coved ceiling, panelled front door with obscure glazing leading into;

### **ENTRANCE HALL**

A communicating hallway, with part panelled walls, restored original flooring, large understair storage cupboard, with racking for storage and an automatic light. Further large storage cupboard/larder cupboard, with automatic lighting, obscure UPVC double glazed window to the side, fixed shelving and fixed shoe rack. Feature radiator.

### **SITTING ROOM**

**11' 11 max" x 11' 3" (3.63m x 3.43m)**

Feature paneled wall. UPVC double-glazed window to rear, built-in storage cupboard, brick mantle and hearth, original panel door, smooth and coved ceiling, ceiling rose, multiple sockets and a light switch, finished brushed brass. Further panel door leading into the inner hall. Working open fire.

### **INNER HALL**

Stone tiled flooring, access into kitchen and bathroom.



## **KITCHEN**

**11' 8 max" x 7' 5" (3.56m x 2.26m)**

Continuation of the stone flooring. Stainless steel single bowl sink with drainer to the side, mixer tap over, inset into worktop surface. A range of base units and drawers under, integrated electric fan oven, with four ring gas hob over, matching wall mounted units, further worktop surface with space for washing machine and tumble dryer underneath and a wall mounted gas fired combination boiler. Two UPVC double glazed windows to the rear, UPVC double glazed door to the rear, outlook over the level, westerly aspect rear garden.

## **BEDROOM ONE**

**15' 4 into bay" x 12' 3" (4.67m x 3.73m)**

UPVC double glazed bay window to front, with feature radiator underneath, continuation of the restored original flooring, multiple detailed sockets and switches finished in brushed brass effect, smooth and coved ceiling, further feature radiator and a traditional panelled door. Ceiling rose.

## **BEDROOM TWO**

**13' 1" x 12' 3" (3.99m x 3.73m)**

Recessed log burner inset into traditional brick fireplace, with brick hearth and an archway surround. Two UPVC double glazed windows to the front, feature radiator underneath, multiple sockets and light switch, finished in brushed brass effect, traditional panelled door, smooth ceiling with cornices, picture rail, original architrave window surround and a decorative ceiling rose.

## **BATHROOM**

Continuation of the stone flooring. White three piece suite surprising bath, with glass screen to the side, chrome "T" bar shower and taps over, low level WC and wash hand basin both inset into a vanity unit and part-tiled walls. Two obscure UPVC double windows to the rear, electric shaver charging point, chrome towel rail, smooth plastered ceiling with spotlights and an extractor fan.

## **REAR GARDEN**

A tranquil, level garden, enclosed by feather edged fencing, with a stone patio abutting the rear of the property, flower beds, lawn and access to the side and front as well as access into:



## **WORKSHOP/STORAGE SHED & LOG STORE**

A bespoke wooden building that features a workshop that has been insulated and has light and power, further storage shed for lawn mower, tools etc and an external log store.

## **OUTSIDE FRONT**

A driveway to the side provides access into the property, with off-road parking to the front, brock boundary wall and flower beds.





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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

Lower Flat 15, Belvedere Road BOURNEMOUTH BH3 7LA	Energy rating <b>D</b>	Valid until: 28 September 2024 Certificate number: 0526-2881-7019-9324-4225
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**Property type**  
Ground-floor maisonette