



house & son

Beswick Avenue

Bournemouth, BH10 4EX

£190,000

- Freehold
- Large Private Rear Garden
- Good Location
- Spacious Lounge
- Spacious Bedroom
- Shower Room
- No Forward Chain
- Furnished***



HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

We are delighted to offer for sale this spacious freehold flat, with a total floor area measuring circa 565 ft. The property further benefits from a spacious loft, large private, westerly aspect rear garden, and is offered for sale with no forward chain and is fully furnished.

Located in the popular Ensbury Park area this property is within walking distance to main bus routes, local parks and shops, Bournemouth University and the Arts University Bournemouth.

An ideal purchase for a first-time buyer or family looking for university accommodation for a loved one.

ENTRANCE PORCH

6' 10" x 5' 0" (2.08m x 1.52m)

A UPVC double glazed entrance porch with brick dwarf walls and access into first floor flat via a timber front door.

ENTRANCE HALLWAY

Stairs to first floor landing, provision for coats etc.

FIRST FLOOR LANDING

Providing access to all principal rooms with a UPVC double glazed window to the side and a single radiator, with access to the loft via a push up loft hatch.

LOFT

Insulated, with a pull down ladder, "informally" boarded.

LOUNGE/BEDROOM

14' 0" x 10' 11 into chimney recess" (4.27m x 3.33m)

UPVC double glazed window to the rear, with an outlook over the rear garden and a double radiator.

BEDROOM/LOUNGE

14' 4 into bay" x 12' 2 into recess" (4.37m x 3.71m)

UPVC double glazed bay window to the front and a double radiator.

KITCHEN/BREAKFAST ROOM

10' 7" x 7' 8" (3.23m x 2.34m)

A stainless steel single bowl sink unit with a drainer to the side, with chrome mixer tap over, inset into roll top work surfaces, with a range of base units underneath and an integrated electric fan over, with a four ring gas hob over, space for a washing machine and free standing fridge/freezer, matching wall mounted units, wall mounted Worcester combination boiler (approximately two years old), vinyl tiled flooring, a UPVC double glazed window to the side and high level cupboards housing two electrical consumer units.

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

A white three piece suite comprising a walk in shower cubicle with glass surround and an electric power shower, pedestal wash hand basin, low-level WC, part tiled walls, vinyl tiled flooring, heated towel rail and an obscure double glazed window to the front.

OUTSIDE FRONT

A brick boundary wall to the front, with the wrought iron gate provides access to a communal pathway to the porch and side.

REAR GARDEN

A communal pathway to the side leads down to a private, westerly aspect rear garden which is fence enclosed with a central vegetable patch, mature hedge screening to the front and the remainder mostly laid to lawn. Rotary washing line.

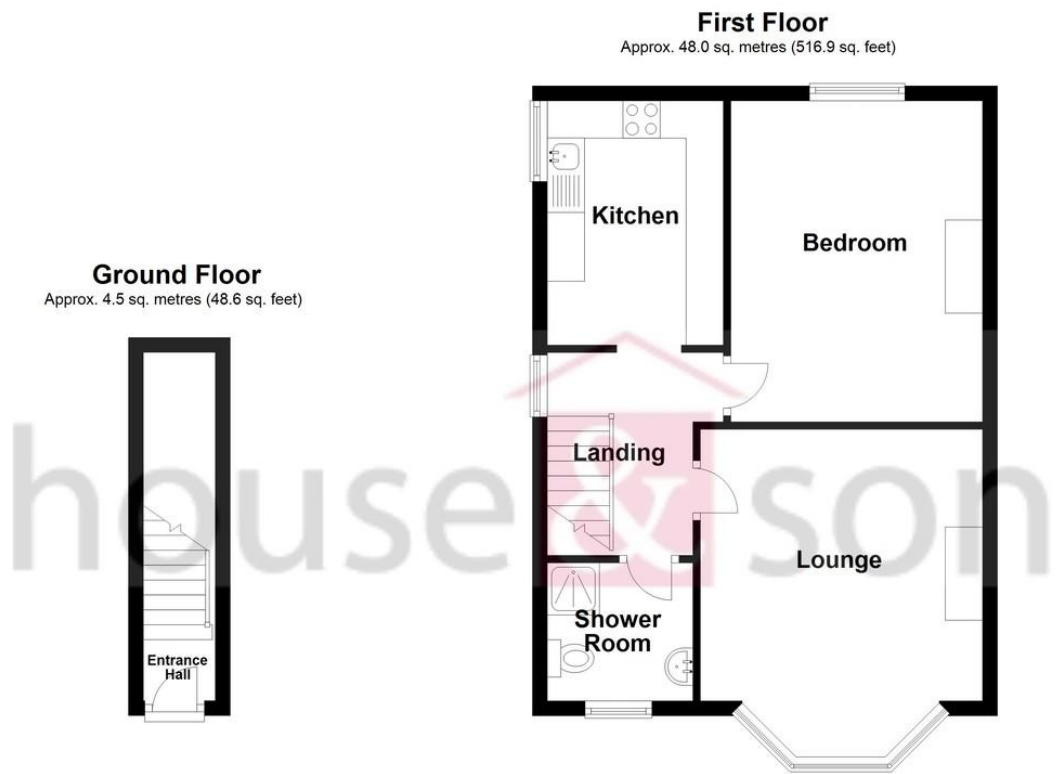
AGENT'S NOTE 1

As the freehold, this property can expect to receive a premium as and when the ground floor flat decides to extend its lease. However, following the implementation of the Leasehold and Freehold Reform Act 2024, this premium will now be diminished. Applicants should make their own enquiries as to the value they can expect to receive.

AGENT'S NOTE 2

The owner wishes to present the property for sale fully furnished. Applicants should make it known at the time of offer if this is something that is not of interest to them.





Total area: approx. 52.5 sq. metres (565.5 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)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[English](#) | [Cymraeg](#)

Energy performance certificate (EPC)

To: Bournemouth Energy 25 Bournemouth Road PO1 1JL	Energy rating D	Valid until 18 August 2024
Certificate number 2024-5028-6900-011-1002		

Property type	Top-floor flat
Total floor area	45 square metres

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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