



## Melville Gardens

Bournemouth, BH9 2PP

Guide Price £280,000 -  
£290,000

- No Forward Chain
- Freehold House
- Two Double Bedrooms
- Modern Kitchen
- Living Room with Direct Access onto Private Garden
- Gas Central Heating and Double Glazing
- Off Road Parking
- Good School Catchments



## HOUSE & SON

House & Son are delighted to offer for sale this attractive 'cottage style' home in the ever popular location of Winton Banks. The immediate area supports local shopping, primary and secondary schools including Grammar, recreational parks and travel links to further afield. Bournemouth town centre, Castlepoint shopping centre and award winning beaches are a short drive away. The accommodation comprises of entrance hall, living room to rear, with direct access onto courtyard style private garden, modern fitted kitchen including oven and hob, two first floor double bedrooms and family bathroom. Externally, there is an open planned garden to front and a fence enclosed courtyard private rear garden with 6ft gate accessing to allocated parking.

## ENTRANCE

Attractive pitched roof storm proof canopy. Panelled UPVC front door to entrance hall.

## ENTRANCE HALL

**7' 8" x 5' 8" (2.34m x 1.73m)**

Provision for shoes and coats etc. Radiator. Laminate effect wood floor covering.

## LIVING ROOM

**13' 5" x 12' 0" (4.09m x 3.66m)**

Full height and width sliding patio doors with direct access onto private courtyard patio garden. A bright and airy living space. TV aerial connection point. Provision for lounge and dining area. Radiator. Walk in understair storage cupboard for general storage, pre-lagged tanks and fitted immersion, 24-hour LCD timer control. Coved ceiling.

## KITCHEN

**8' 9" x 7' 7" (2.67m x 2.31m)**

Double glazed window to front with view over Melville Road. One and half bowl stainless steel sink unit and drainer, mixer taps over. Fitted eye level cabinets with inset display shelving, complementing base units, inset four ring gas hob and combination electric oven. Concealed cooker filter hood. Roll top work surfaces, part tiled walls. Space and plumbing for washing machine, space for fridge/freezer, further additional space for dishwasher or similar appliance. Wall mounted gas fired boiler. Extractor fan. Wooden effect laminate floor covering.

### **STAIRS TO FIRST FLOOR**

Access via entrance hall. Easy tread stairs. Access to loft. Coved ceiling. All principal rooms leading off.

### **BEDROOM ONE**

**11' 0" x 10' 2 plus recessed wardrobe/closet" (3.35m x 3.1m)**

Double glazed window to front with outlook over Melville Road. Radiator. Walk in wardrobe/closet. A well proportioned bedroom.

### **BEDROOM TWO**

**10' 0" x 7' 0" (3.05m x 2.13m)**

Double glazed window to rear, outlook over courtyard garden. Radiator. Coved ceiling.

### **BATHROOM**

**6' 2" x 5' 10" (1.88m x 1.78m)**

Obscure double glazed window to rear. Fully tiled walls. Bath with handgrips and mixer filler taps over, shower attachment, shower curtain rail. Pedestal wash hand basin. Low level WC and Radiator.

### **FRONT GARDEN**

'Neat' open planned easy maintenance front garden. Pathway to front door.

### **PRIVATE REAR GARDEN**

Private courtyard garden with patio and lockable bike/store shed. A private space with fence enclosures and 6ft braced gate accessing to allocated parking to rear.

### **OFF ROAD PARKING**

Allocated parking to rear (with direct access from courtyard garden).

Agent's note: Carpark to rear is leasehold with leases created on a 999 year basis from approximately year 2000, cost of £75.00 per annum per household.



## Ground Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



## First Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

## Energy performance certificate (EPC)

1. Overall Energy Rating	Energy rating	Valid until	15 November 2025
2. Overall Energy Rating	<b>C</b>	Certificate Number	0254-2025-0117-2880-2820

Property type	Mid-terrace house
Total floor area	54 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