







## **HOUSE & SON**

House & Son are delighted to act as joint auctioneer with our business partners Clive Emson. This property is available to cash buyers only.

This detached house is located between Charminster and Winton and is sited on a corner plot. There is parking to forecourt (Murley Road) and access to driveway and garage (Pine Road).

Currently, conveyed with one Freehold title, two bedroom first floor and one bedroom ground floor flats with "wrap around" gardens. There are separate utility services including Council Tax.

Rarely available investment opportunity, in a popular sought after location.

Guide Price £250,000 - £280,000. No forward chain!

## **GROUND FLOOR FLAT**

### **COMMUNAL ENTRANCE**

UPVC panelled door to inner lobby. Separate doors to access ground floor flat and first floor flat.

### **FRONT DOOR TO GROUND FLOOR FLAT**

### **ENTRANCE HALL**

Inner lobby. Storage.

### **LIVING ROOM**

**14' 0 into bay max" x 11' 0" (4.27m x 3.35m)**

Double glazed bay window to rear, outlook over private courtyard garden. Radiator. TV aerial connection point. Airing cupboard with pre-lagged tank fitted immersion.





Dividing doors to bedroom.

### **BEDROOM**

**13' 0" x 13' 0 to back wardrobe" (3.96m x 3.96m)**

Dual aspect double glazed windows. Built in full width wardrobe. Radiator.

### **KITCHEN/BREAKFAST ROOM**

**11' 0" x 8' 3" (3.35m x 2.51m)**

Double glazed window and UPVC double glazed door with access directly to the courtyard garden, further double glazed window. Stainless steel sink unit and drainer, mixer taps over. Fitted range of eye level units, complementing base units incorporating drawers, roll top work surfaces over, part tiled walls, space for cooker, gas point, space and plumbing for washing machine, space for fridge/freezer. Radiator. Wall mounted gas fired boiler.

### **SHOWER ROOM**

**8' 3" x 6' 0 max" (2.51m x 1.83m)**

Step into oversized shower cubicle with glazed doors, fitted electric shower. 'Aqua board' walls, vanity unit with inset wash hand basin. Low level WC. Heated towel rail.

### **FIRST FLOOR FLAT**

Accessed via communal entrance foyer. Front door to first floor flat.

### **STAIRS TO FIRST FLOOR LANDING**

Communicating hallway with all principal rooms leading off.

### **LOUNGE**

**14' 6 into bay max" x 12' 1" (4.42m x 3.68m)**

Double glazed bay window. Dual closet/airing cupboard with pre-lagged tank fitted immersion. Radiator. Easterly aspect with view over Pine Road.



### **KITCHEN**

**10' 0" x 8' 4" (3.05m x 2.54m)**

Double glazed window with easterly aspect. Stainless steel sink unit and drainer, taps over. Fitted eye level cabinets and shelving, base units incorporating drawers, roll top work surfaces over. Space for cooker, gas point. Space for fridge/freezer, space for washing machine. Wall mounted gas fired boiler.











### **BEDROOM ONE**

**13' 0" x 12' 1" (3.96m x 3.68m)**

Double glazed window with view over corner plot/Pine Road.

### **BEDROOM TWO**

**9' 4" x 7' 1" (2.84m x 2.16m)**

Double glazed window. Radiator. Picture rail.

### **SHOWER ROOM**

**5' 6" x 4' 3" (1.68m x 1.3m)**

Step up shower cubicle with sliding doors enclosures, fitted electric shower. Wash hand basin, low level WC. Extractor fan. Radiator.

### **EXTERNALLY**

The property occupies a good size overall corner plot. There is forecourt parking to the front, a wrap around garden to side with a private courtyard garden. There is a driveway to garage accessed via Pine Road. This home is arranged as two separate flats and has separate utilities including gas, electricity and Council tax. Currently, the ground floor flat is a one double bedroom garden flat with driveway and garage. The first floor flat is two bedrooms with forecourt parking. The property is conveyed under one Freehold title.



### **AGENT'S NOTE**

Guide Price £250,000 - £280,000. For sale by Public Auction 9<sup>th</sup> December 2024 (unless previously sold).

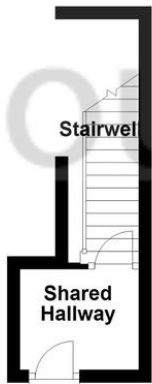
The Guide Price can be exceeded, unless previously sold. The seller reserves the right to sell prior to auction.

Sale prior auction: Any sale prior to public auction will utilise the auction contract of sale to exchange.

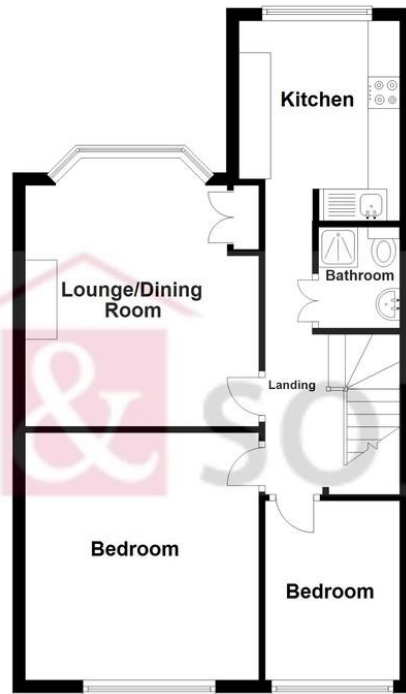
There are no warranties implemented to any of the services, utilities and the marketing details are offered as a guide only.

The auction contractual packs are available by Clive Emson Auctioneers.

**Ground Floor**  
Approx. 7.4 sq. metres (79.6 sq. feet)



**First Floor**  
Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 60.4 sq. metres (649.7 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.

**Ground Floor**  
Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 sq. feet)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

Ground Floor Flat 9a Murley Road BOURNEMOUTH BH9 1NS	Energy rating	Valid until:	10 October 2034
	<b>D</b>	Certificate number:	9320-2239-4406-2894-5231

Property type	Ground-floor flat
Total floor area	47 square metres