

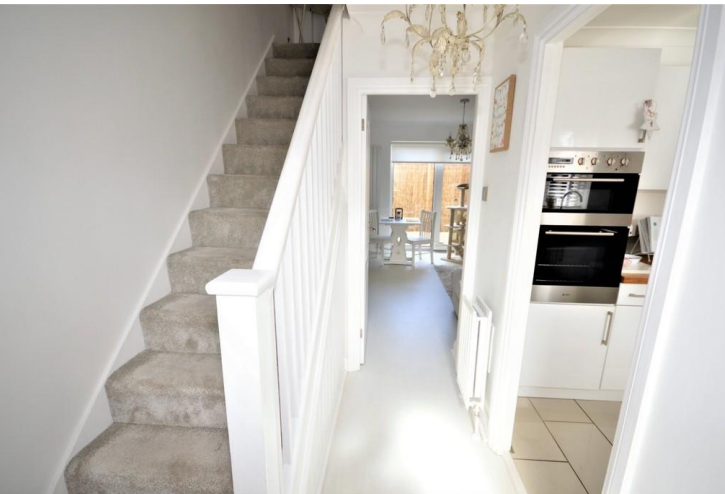
house & son

## Melville Gardens

Bournemouth, BH9 2PP

£290,000

- HIGH SPECIFICATION
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- PRIVATE GARDEN
- GOOD SCHOOL'S
- CLOSE TO SHOPS
- CLOSE TO BUS ROUTES



## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Est. 1939

This beautifully presented two-bedroom home has been thoughtfully finished to a high standard, with meticulous attention to detail throughout. The property showcases a modern aesthetic with crisp white finishes, offering a move-in-ready opportunity in the sought-after area of Winton. With its excellent school catchments, vibrant shopping options, dining venues, and convenient transport links, this home is perfectly positioned for modern living.

## ENTRANCE HALLWAY

Welcoming entrance hall featuring white laminate flooring, a concealed consumer unit, under-stairs storage cupboards,



and stairs leading to the first floor.

## KITCHEN

**8' 9" x 7' 06" (2.67m x 2.29m)**

A stylish and functional high-gloss kitchen fitted with a range of base and wall-mounted units. Integrated appliances include a fridge/freezer, slimline dishwasher, washing machine, and double electric fan oven. The kitchen is complemented by a butcher block-style worktop with a stainless steel four-ring gas hob, a matching splashback, and an extractor hood. Additional features include a one-and-a-quarter stainless steel sink, a concealed gas boiler, and marble-effect flooring. A UPVC double-glazed window overlooks the front of the property.



## LOUNGE

**13' 07" x 12' 10" (4.14m x 3.91m)**

A spacious and inviting lounge with white laminate flooring, a vertical radiator, and a large storage cupboard housing the hot water cylinder. Smooth, coved ceilings and UPVC tilt-and-slide double-glazed doors open onto the courtyard garden, enhancing the sense of space and light.

## LANDING

Includes a hatch providing access to the loft.

## BEDROOM 1

**11' x 10' 04" (3.35m x 3.15m)**

A generously sized double bedroom featuring smooth, coved ceilings, a radiator, and an extensive storage cupboard.

UPVC double-glazed windows provide a pleasant outlook to the front.

### **BEDROOM 2**

**9' 10" x 7' 04" (3m x 2.24m)**

A well-proportioned second bedroom with smooth, coved ceilings, a radiator, and a UPVC double-glazed window overlooking the rear of the property.

### **BATHROOM**

The contemporary bathroom suite includes a panelled bath with a glass screen, mixer taps, and a bar shower. Additional features include a wash hand basin with a mixer tap, a low-level WC, part-tiled walls, and a radiator. A UPVC double-glazed window to the rear completes the space.

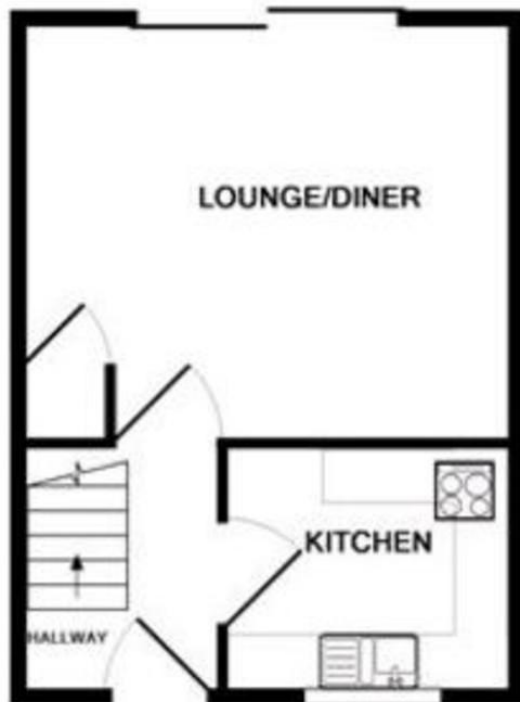
### **COURT YARD GARDEN**

The private courtyard garden is designed for low-maintenance enjoyment and finished with decking.

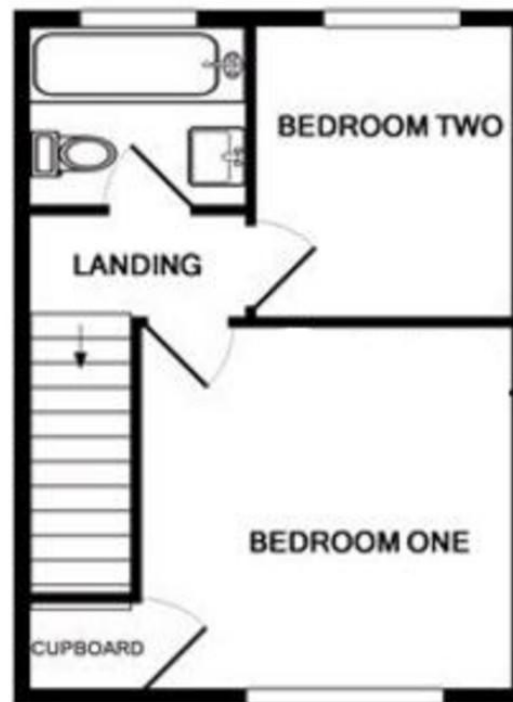
### **FRONT OF HOUSE**

The front includes a shingle area for bin storage, an electric meter box, and a gas cupboard. The property benefits from an allocated parking space and additional visitor parking on a first-come, first-served basis.





**GROUND FLOOR**



**1ST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

**COUNCIL TAX BAND**

Tax band

**TENURE**

Freehold

**LOCAL AUTHORITY**

[English](#) | [Contact](#)

### Energy performance certificate (EPC)

© Crown Copyright HM Land Registry 2022-2023	Rating <b>C</b>	Valid until 12 January 2028
Property type End-terrace house	Certificate number 9370-0443-0200-2025-0208	
Total floor area	56 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 are 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