





## **HOUSE & SON**

House and Son are delighted to be able to offer for sale this chic ground floor converted garden flat. Benefits include own private entrance, modern kitchen/breakfast room, living room with direct access to south facing garden, two double bedrooms, gas fired combination boiler, freehold. The property is situated in a much sought after residential area being within walking distance to high street shops, facilities. Bournemouth town centre is a short drive away.

## **ENTRANCE**

Part glazed front door to

## **LOUNGE**

**11' 2" x 11' 7" (3.4m x 3.53m)**

Southerly aspect with double glazed window to side and inset double glazed framed patio doors with direct access onto southerly aspect rear garden. Engineered flooring. Radiator. Media point. A bright and airy room with view over the private, lawned and established gardens. Coved ceiling.

## **KITCHEN/BREAKFAST ROOM**

**11' 2" x 10' 9" (3.4m x 3.28m)**

Stylish kitchen with a range of base and wall mounted units, butcher block work surface over with inset Belfast sink with brass effect mixer tap over, inset 4 ring gas hob, stainless steel chimney extractor over, integrated electric fan oven, integrated washing machine, space for fridge/freeze. Part tiled walls with metro tiles, machined wood flooring, double glazed window to side, radiator and butchers block breakfast bar.

## **INNER HALL**

Machined wood flooring, radiator.

## **STORAGE/UTILITY CUPBOARD**

Storage. Combination boiler serving central heating and hot water.



## **BEDROOM TWO**

**12' 1" x 12' 9" (3.68m x 3.89m)**

South aspect double glazed window, solid wood flooring, radiator.

## **BEDROOM ONE**

**12' 1" x 12' 8" (3.68m x 3.86m)**

Double glazed bay window to front. Radiator. Feature room with high ceiling, picture rail, original cast iron fireplace with surround, tiled detailing.

## **BATHROOM**

Modern three piece white suite comprises bath with modern stainless steel mixer tap and shower over, glass shower screen and side panel. Vanity unit inset wash hand basin, storage under. Low level WC. Part tiled walls, complementing tiled floor. Ladder style heated towel rail. Coved ceiling.

## **OUTSIDE FRONT**

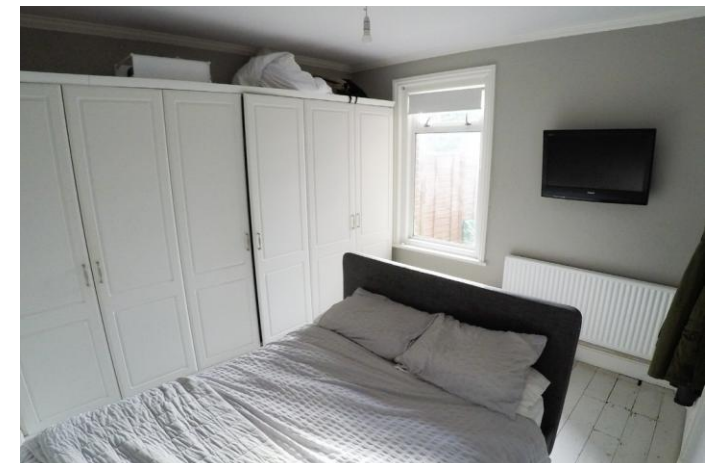
Gravelled pathway to private entrance, 6ft panelled gate opening onto private southerly aspect garden.

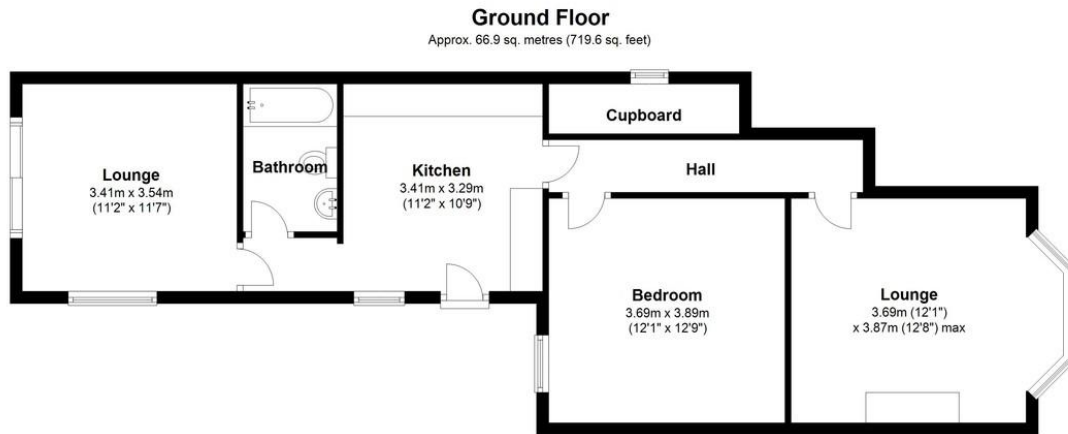
## **OFF ROAD PARKING**

Parking provision for one vehicle.

## **REAR GARDEN**

Spacious southerly aspect rear garden benefiting from timber decking, patio area, timber shed and various shrubs. Fence enclosed.





Total area: approx. 66.9 sq. metres (719.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	