





HOUSE & SON

We are delighted to offer for sale this spacious recently renovated first floor flat. Benefits include long lease, in excess of 900 years, modern fitted kitchen & bathroom, gas fired combination boiler, double bedroom and generous sized garden with storage shed. This property would make an excellent purchase for a first time buyer or investment landlord. The property further benefits from being with in close proximity to local shops, amenities, university, parks and transportation links. Winton high street is a short walk away and Bourne mouth train station, town centre and castle point shopping centre are all a short drive away.

PRIVATE ENTRANCE

UPVC double glazed panelled door leading to:-

ENTRANCE HALL

Feature stained glass window to side, stairs to first floor landing

FIRST FLOOR LANDING

Cupboard housing electrical consumer unit, further storage cupboard, UPVC double glazed window to side, radiator, all principle rooms leading off.

LOUNGE

13' 3" into bay x 12' 1" (4.04m x 3.68m)

UPVC double glazed window to front, radiator, feature mirror, tv aerial point, multiple plug sockets, dado rail and picture rail.



KITCHEN

7' 9" x 9' 2" (2.36m x 2.79m)

Stainless steel sink unit with single bowl and drainer to side, inset into grey laminate roll top work surface with matching upstands, with inset induction hob, stainless steel chimney filter canopy with matching splashback over, range of white base units housing electric fan oven, soft close drawers and cupboards, matching eye level cabinets, space and plumbing for washing machine, space for a set of under counter fridge and freezer, laminate effect vinyl flooring, UPVC double glazed window to rear and wall mounted gas fired combination boiler.

BEDROOM ONE

10' 6" into recess x 12' 05" (3.2m x 3.78m)

UPVC double glazed window to rear, radiator, built in cupboard, picture rail.

BATHROOM

Modern white bathroom suite comprising 'deep' bath with side and end panels, chrome mixer taps over with shower attachment, glass sliding shower screen with chrome trim, pedestal wash hand basin, low level WC, chrome towel rail, laminate effect vinyl flooring, part tiled, UPVC obscure double glazed window to front, inset spotlights, extractor fan and loft access.

PRIVATE REAR GARDEN

Fence enclosed, raised flower beds with mature shrubs and large storage shed. The garden benefits from a good degree of natural light being set away from surrounding properties.





EPC Rating - D