





## **HOUSE & SON**

Are delighted to offer for sale this purpose-built ground floor 'antique' garden flat, which is offered for sale in good decorative order throughout. The property comprises of own private entrance, two bedrooms, fitted kitchen and bathroom, off road parking and a lounge opening directly onto a generous sized rear garden. No chain.

### **RECESSED FEATURE PORCH**

Tiled floor. Composite front door to

### **ENTRANCE HALL**

Radiator. Walk in understair storage room for general items. Hallway leading through to: -

### **LIVING/DINING ROOM/SPLIT LEVEL**

**17' 8" x 11' 1" max (5.38m x 3.38m) - Living area**

**4' 7" x 10' 4" (1.4m x 3.15m) - Dining area**



Split level feature dining area to lounge. Inset LED recessed downlighters. Two sets of double-glazed French doors opening onto various patio/seating areas and affording views overlooking the wonderful gardens. Feature fireplace surround. TV media points. Two radiators. The dining area has room for table and chair set and offering elevated views of the expansive garden.

## **KITCHEN**

**8' 3" x 7' 7" (2.51m x 2.31m)**

With double glazed window to side, stainless steel sink unit and drainer, mixer taps over. High gloss white cabinets, fitted range of eye level units, complimenting fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled wall. Space for cooker, gas point, space and plumbing for washing machine. Radiator. LCD heating control. Coved ceiling. Obscure glazed door access to utility/side porch.

## **SIDE PORCH/UTILITY ROOM**

Room/space for fridge/freezer. Access door to garden/pathway.

## **BEDROOM ONE**

**13' 1" into bay x 12' (3.99m x 3.66m)**

Double glazed bay window to front. Radiator. Outlook over Barnes Crescent and parking area/front garden for ground floor flat. Coved ceiling.

## **BEDROOM TWO**

**8' x 6' 8" (2.44m x 2.03m)**

Obscure double-glazed windows to side. Radiator. Coved ceiling.







## **BATHROOM**

**7' 6" x 5' 4" (2.29m x 1.63m)**

Two x UPVC obscure small double-glazed windows to rear. Tiled walls and floor. Bath, with spa, end and side panels. Tap over. Fitted chrome T-bar shower with rainfall shower head and hand-held shower combo. Feature wash hand basin, low level WC. Heated towel rail. Cupboard providing storage and housing wall mounted gas fired combination boiler.



## **FRONT GARDEN**

Screened hedging to front with boundary wall.

## **OFF ROAD PARKING**

Provision for one vehicle.

## **REAR GARDEN**

'A gardeners delight.' An extensive mature garden with various vantage and timber decking entertaining areas. Patio's abutting the lounge alongside a large fish pond and pergola with night lighting. Dedicated firepit area at the end of the garden with further outbuildings consisting of summer house and outhouse games room.





Total area: approx. 56.4 sq. metres (606.7 sq. feet)

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40 BARNES CRESCENT BOURNEMOUTH BH10 5AW	Energy rating <b>D</b>
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