





HOUSE AND SON

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An attractive-looking turn-of-the-century property, this two double bedroom first floor flat would make an ideal purchase for a first-time buyer. With a spacious lounge, on-point kitchen, including quartz works tops, spacious hallway with storage, private entrance, off-road parking, long lease and sunbathed private garden. Sole agents, House & Son, anticipate strong interest. Book your appointment now to avoid disappointment.

OWN PRIVATE ENTRANCE

15' 0" x 11' 07" (4.57m x 3.53m)

Ground floor hall: laminate floor, coved ceiling. Stairs rise to the first-floor landing. UPVC double glazed window to front, hatch to loft, double storage cupboard.

LOUNGE

11' 11" into chimney recess" x 11' 11" (3.63m x 3.63m)

Two UPVC double glazed windows to front, radiator, coved ceiling.

KITCHEN

9' 10" x 7' 0" (3m x 2.13m)

Single bowl butcher block sink, stainless steel mixer tap over, inset into quartz worktop, with matching upstands and splashback. Shaker style kitchen with a range of base and eye level wall mounted units, including integrated fridge/freezer, integrated washing machine/dryer, integrated electric fan oven, inset electric hob, extractor fan over. Concealed gas-fired combination boiler. UPVC double glazed window to rear. Vinyl flooring. Smooth and coved ceiling with recessed downlighters.

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.2m)

UPVC double glazed window to rear, radiator. Coved ceiling, ceiling fan.



BEDROOM TWO

12' 7" into door recess" x 8' 11" (3.84m x 2.72m)

Two UPVC double glazed windows to front. Built in double wardrobe, matching desk and wall unit. Radiator. Coved ceiling.

BATHROOM

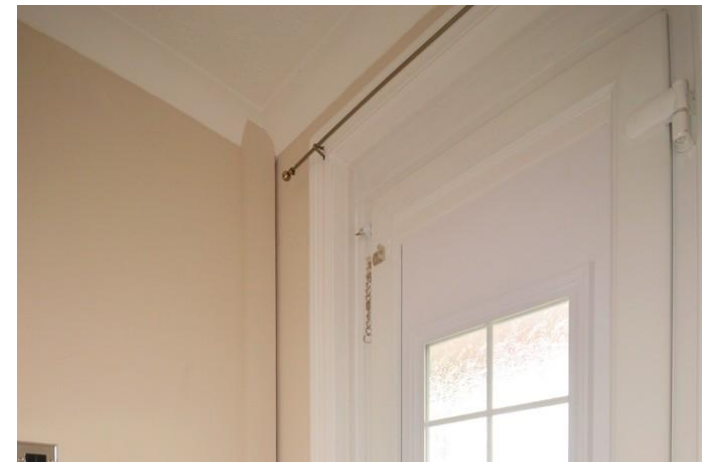
White suite comprising bath with side and end panels, glass shower screen to side, electric shower over, pedestal wash hand basin, vanity unit over. Low-level WC. Tiled floor, tiled walls. Obscure UPVC double glazed window to side. Coved ceiling, recessed downlighters.

OFF ROAD PARKING

Off road parking for one vehicle.

GARDEN

Westerly aspect private rear garden, fence enclosed, patio, lawn, timber shed and borders with a variety of plants and shrubs.





1ST FLOOR
APPROX. FLOOR
AREA 22 SQ.FT.
(2.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

67, Ensbur Avenue BOURNEMOUTH BH10 4HF	Energy rating	Valid until:	15 April 2029
	D	Certificate number:	9568-3086-6234-4371-5964

Property type
Top-floor flat

Total floor area
57 square metres