



Connells

Rushton Crescent
Bournemouth



Property Description

Charming Two Double Bedroom Ground Floor Flat with Garden, Garage & Parking - Close to Bournemouth Town Centre

This delightful ground floor flat offers a perfect blend of character and convenience, ideally located just a short distance from Bournemouth town centre and with excellent local transport links. The property is situated within a quiet crescent in the Meyrick Park area offering peace and privacy

Boasting two generous double bedrooms, the property features period character details throughout, creating a warm and inviting feel. A spacious living area provides the perfect setting for relaxing or entertaining, while the fitted kitchen offers practicality and style.

Additional benefits include a private rear garden to enjoy the sunshine, perfect for outdoor dining or enjoying the sunshine, a garage and a cellar, providing useful storage or potential for further use. Off-road parking adds to the practicality of this charming home. The property benefits from full fibre high speed broadband to the premises .

With its combination of original features, excellent location, and rare outside space, this property is ideal for first-time buyers, downsizers, or as an investment opportunity

This spacious property is offered chain free!

Entrance Porch

9' 3" x 5' 2" (2.82m x 1.57m)

Timber Frame

Entrance Hall

Radiator, exposed floorboards, and access to the cellar

Secondary Hallway

Tiled with electric mains

Lounge

15' 1" x 13' 2" (4.60m x 4.01m)

Side aspect double glazed window with 2x rear aspect double glazed windows. Radiator, exposed floorboards, chimney breast and shelving units.

Kitchen

11' x 9' 11" (3.35m x 3.02m)

Rear aspect double glazing windows, wall mounted combi boiler which is only 3 years old. Vinyl flooring, gas hob, electric oven, white wall and base units.

Bedroom 1

16' 10" x 12' 5" (5.13m x 3.78m)

Front aspect double glazed bay window with 2x radiators and exposed floorboards

Bedroom 2

11' 1" x 10' 11" (3.38m x 3.33m)

Front aspect double glazed windows with radiator, exposed flooring and feature fireplace

Bathroom

6' x 15' 2" (1.83m x 4.62m)

Tiled floor and around the bath, WC, WHB plus south & rear double glazed windows.

Cellar

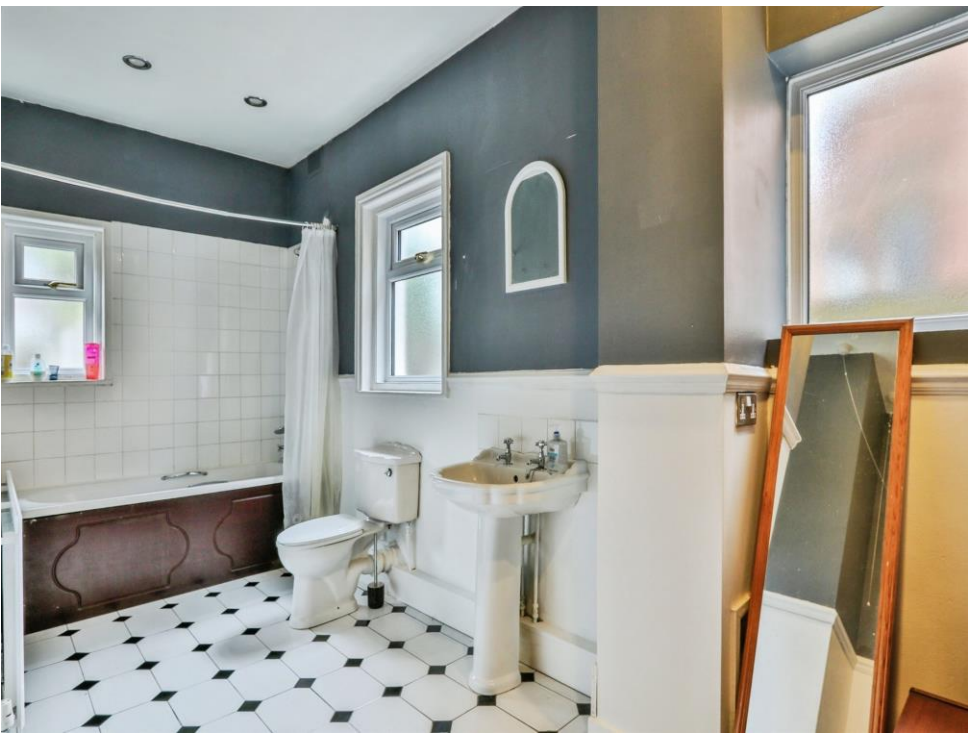
14' 8" x 6' 4" (4.47m x 1.93m)

Brick tiles with air flow

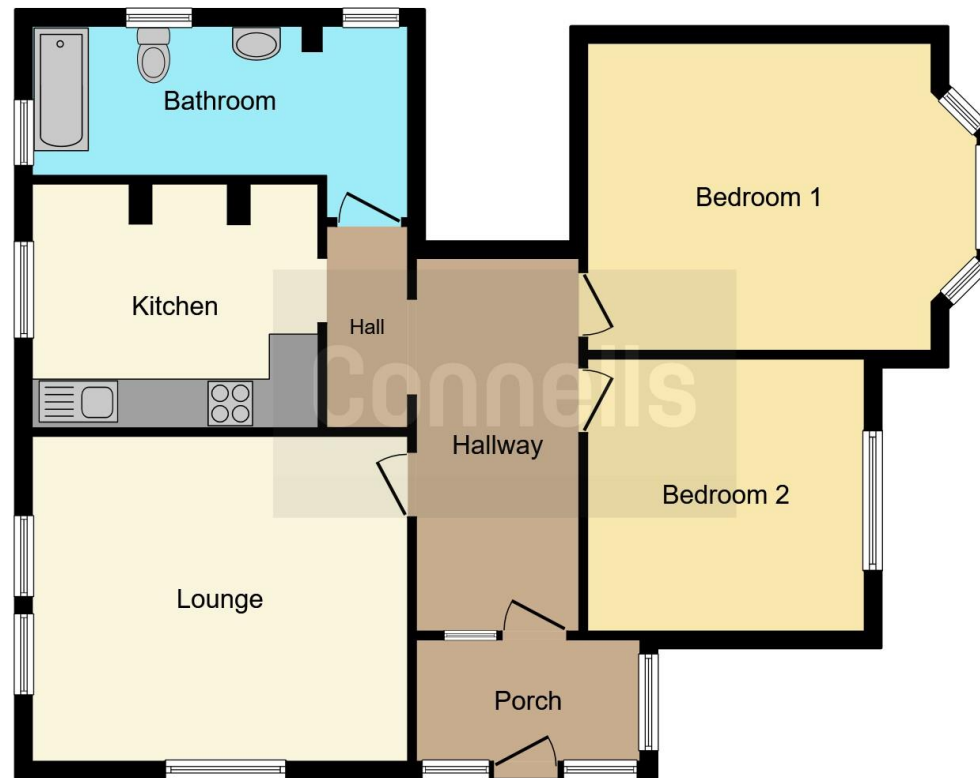
Garage

Concrete Based Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: WIN306463 - 0008