



## Alma Road

Bournemouth, BH9 1AG

Guide Price £250,000 -  
£260,000

- No Forward Chain
- Freehold
- Two Double Bedrooms
- Private Lawned Garden
- Modern Kitchen/Breakfast Room
- Off Road Parking
- Level Walk to Local Amenities
- Stunning Home



## HOUSE & SON

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A character stunning freehold garden flat within close proximity to Charminster and Winton High Streets. There are numerous restaurants with level walking distance, public services, good schools and road travel links to further afield. The home has been recently modernised to a high standards and comprises of entrance hall, two large double bedrooms, character features, modern kitchen/breakfast room and private lawned rear garden. A must see home! No forward chain!

## ENTRANCE PORCH

Feature recessed porch, tiled step, original wooden front door to inner lobby. Stripped wooden floors. Front door to ground floor garden flat.

## ENTRANCE HALL

'L'-shaped entrance hall with feature tall ceilings and original coving. Understair storage.

## LOUNGE

Westerly aspect. Full size double glazed French doors accessing and views over the private generous size lawned garden. Radiator. Two further small double glazed windows to the side. A bright and airy room.

## KITCHEN/BREAKFAST ROOM

Picture double glazed window with outlook over private lawned garden. Stainless steel sink unit with drainer and mixer taps. High gloss contemporary eye level cabinets, complementing base units incorporating drawers. 'Butcher's block' wood effect work top surfaces, inset four ring electric hob, single combination oven, chimney filter hood over. Upstands. Space and plumbing for washing machine, space for fridge/freeze. Gas fired combination boiler. Provision for table and chair set. Radiator.

## BEDROOM ONE

Double glazed bay window to front. Tall feature ceilings with original coving. 'A feeling of space'. Radiator.



## **BEDROOM TWO**

Two double glazed windows to front. Built in wardrobes. Feature brick fireplace with tiled hearth. Tall original coved ceilings.

## **SHOWER ROOM**

Contemporary modern and recently re-modelled shower room with benefit of oversized fitted shower tray with 'aqua boarding', bi-fold doors, thermo 'T'-bar shower including rising rail and shower attachment. Pedestal wash hand basin with half tiled walls. Low level W.C. Radiator. Recessed ceiling downlighters.

## **OUTSIDE FRONT**

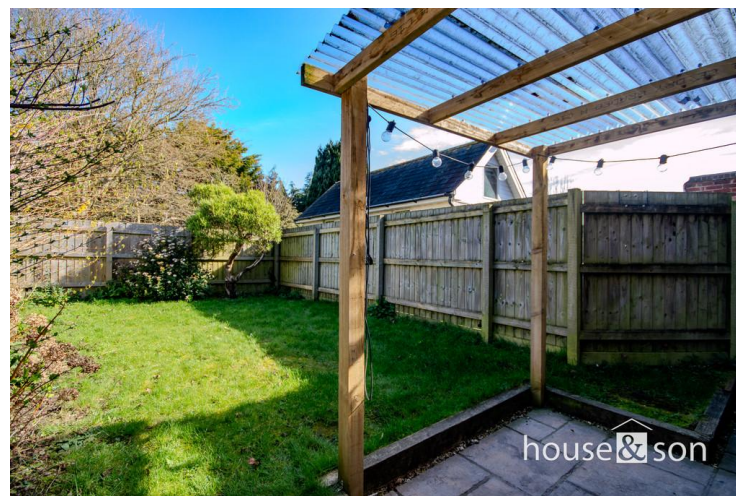
Pathway to feature entrance porch.

## **OFF ROAD PARKING**

Block paved parking to the front.

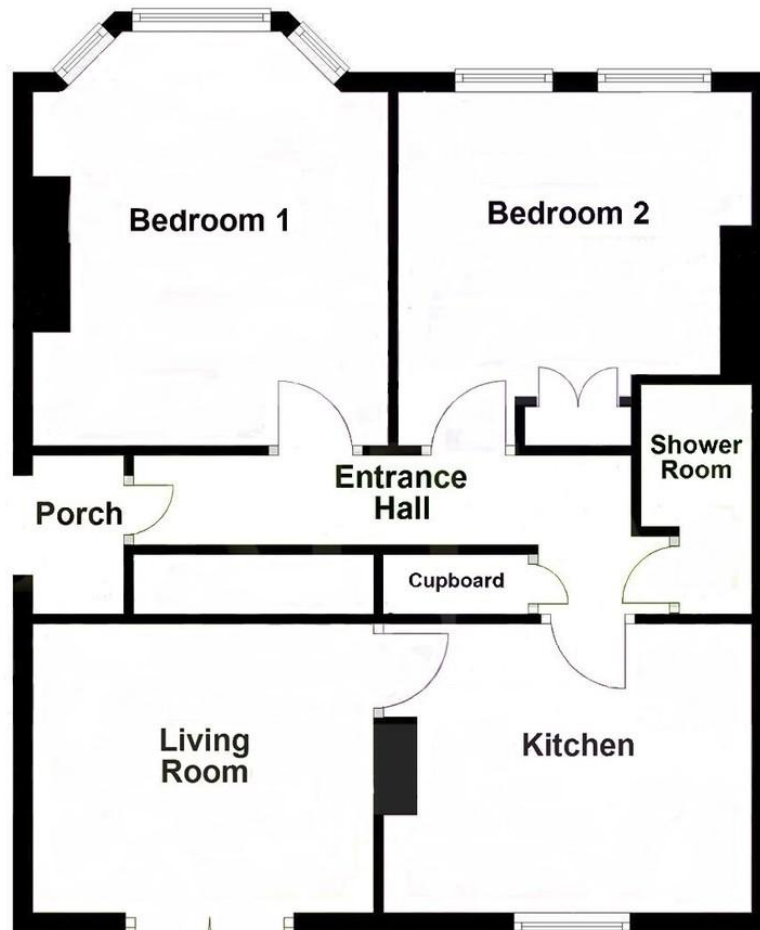
## **REAR GARDEN**

Westerly aspect. A stunning pergola and French set patio abutting the double glazed French doors to lounge. The remaining garden is enclosed by close board fence with mature shrubs and lawned. 6ft gate to side. The garden is very private and ideal for entertainment and leisure space.



## Ground Floor

Approx. 63.1 sq. metres (678.7 sq. feet)



### COUNCIL TAX BAND

Tax band - TBC

### TENURE

Freehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

[English](#) | [Cymraeg](#)

### Energy performance certificate (EPC)

Energy File 125, Alder Road Bournemouth DT1 1TG Eng 1121	Energy rating <b>C</b>	Valid until 1 October 2027
		Certificate number 9179 2818 7200 3161 7064

Property type	Ground-floor flat
Total floor area	56 square metres

### OFFICE

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