



## Coombe Avenue

Bournemouth, BH10 5AB

Guide Price £170,000 Plus

- No Forward Chain
- Long Lease
- 11ft x 9ft Kitchen/Breakfast Room
- Two Bedrooms
- Own Private Entrance
- Modern Bathroom
- Good Size Lounge
- Close to Amenities inc Schools and Recreational Parks



## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

Hillview/Redhill location, with access to Redhill Park for recreational facilities, Hillview Parade of shops, Nature reserve at Stour/Muscliff and good primary and secondary schools. A home for all age groups and interests, including first-time buyers and investors.

A modern and well-appointed maisonette flat with a private front door entry, spacious entrance reception, stairs rising to the spacious first floor landing, a substantial kitchen/breakfast room, large lounge, two bedrooms and a modern finished bathroom.

There is no forward chain... A very good example of a well-presented home in the favoured location of Hillview. Not to be missed!

## ENTRANCE

Panelled private front door entrance.

## ENTRANCE LOBBY

Provision for shoes and coats. Stairs rising to first floor landing. Spacious reception hall. Double-glazed window to the side. Radiator with decorative cover. Large closet for coats and storage etc. Access to loft.

## LOUNGE

**14' 3 into bay" x 11' 0" (4.34m x 3.35m)**

Feature double glazed bay window overlooking Coombe Avenue and tree-lined Leybourne Avenue. Radiator. Media

point. Tall ceilings with ornate coving. An abundance of natural light.

## KITCHEN/BREAKFAST ROOM

**11' 0" x 9' 10" (3.35m x 3m)**

Double glazed window to the rear with a view towards Hillview/Redhill Park. Extensive range of units. Stainless steel sink unit and drainer with taps over. Fitted range of eye level units, complementing fitted range of base units incorporating drawers, roll top work surface over. Part tiled walls. Inset four ring hob, filter hood over. Electric combination oven. space and plumbing for a washing machine. Space for fridge/freezer. Space and provision for a table and chair set. Radiator. Recessed ceiling downlighters and coved ceiling. A light and airy kitchen/breakfast room.

### **BEDROOM ONE**

**11' 1" x 11' 0" (3.38m x 3.35m)**

Double glazed window to side. Radiator.

### **BEDROOM TWO**

**8' 6" x 6' 0" (2.59m x 1.83m)**

Double glazed window to front. Radiator. Coved ceiling.

### **BATHROOM**

Obscure double glazed window to rear. Enamelled bath with side panel, shower screen to the side, mixer bath filler taps over and shower attachment.. Tiled contrasting walls.

Pedestal wash hand basin. Low level WC. Radiator.

### **AGENT'S NOTE**

Gas fired combination boiler is located in the kitchen larder cabinet.

### **TENURE**

Leasehold - 125 years from the 25th December 2006.

Ground Rent - £200.00 per annum.

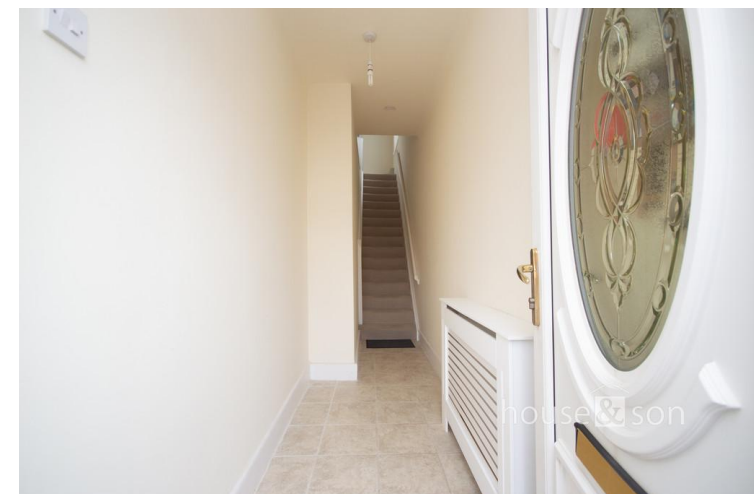
Maintenance - 30% share.

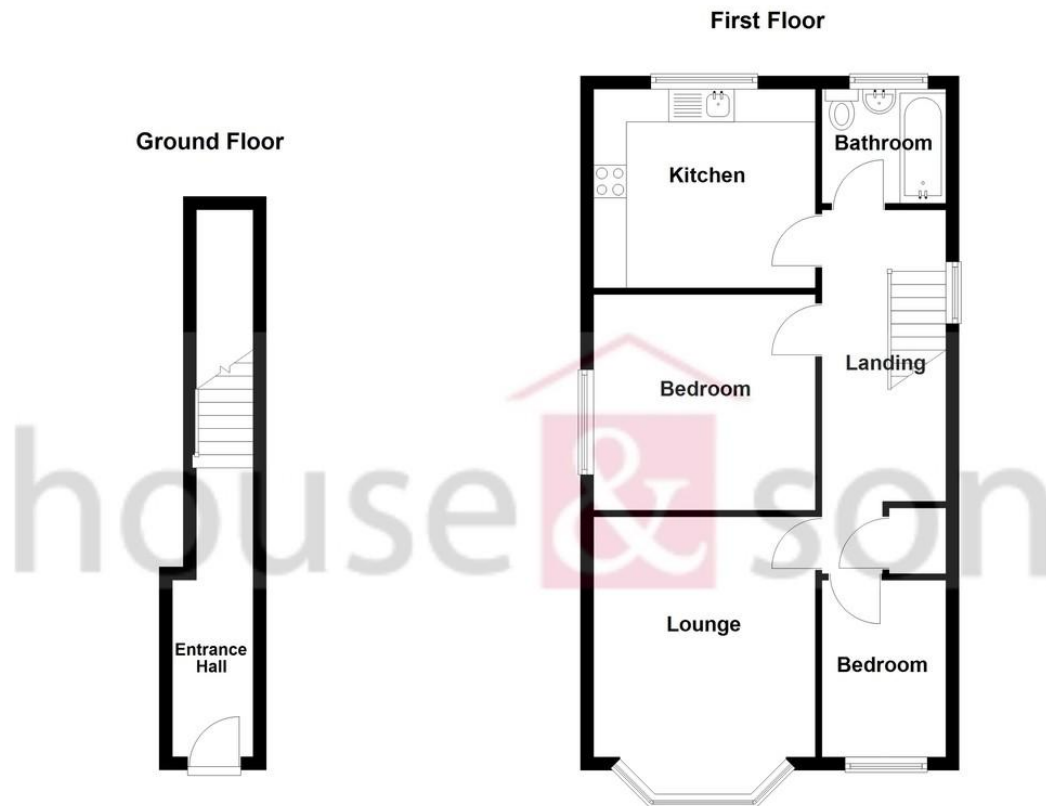
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Total area: approx. 62.9 sq. metres (677.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band A

## TENURE

Leasehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

Find an energy certificate (f)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

85a Colmore Avenue BOURNEMOUTH BH10 5AB	Energy rating <b>D</b>	Valid until	28 October 2035
		Certificate number	2896-3955-2200-6115-8204

Property type	Top-floor flat
Total floor area	55 square metres

## OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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