



**Aldridge Road**

Bournemouth, BH10 5NW

**Guide Price £240,000**

- Own Private Entrance
- Two Double Bedrooms
- Occasional Room
- Two Bathrooms
- Spacious Lounge
- West Aspect Private Garden
- Off Road Parking
- New 173 Year Lease Upon Completion



## HOUSE & SON

House & Son are delighted to offer for sale this spacious ground-floor garden flat with a new 173-year lease upon completion. The accommodation is generous throughout with a total floor area of approximately ..... Further features include a private front door entry, an easterly aspect spacious lounge, two double bedrooms, two bathrooms, gas central heating, UPVC double glazing, a garden/occasional room to the rear with direct access onto a private westerly aspect, and a non-overlooked rear garden with gated entry to the parkland. To the front, there is a good-sized, private and enclosed lawned garden (potential for additional parking). There is a driveway/parking to the side. The property is situated within close proximity to local amenities, shopping and schooling. A highly desirable home in a popular area. Highly recommended. Not to be missed!

## PRIVATE ENTRANCE

Recessed porch. Private panelled UPVC double glazed front door to the entrance hall.

## ENTRANCE HALL

Communicating hallway. Recessed closet space. Radiator.

## LOUNGE

**12' 10" x 12' 08" (3.91m x 3.86m)**

Double-glazed bay window to the front with a view over the private easterly aspect lawned front garden, with a view towards the green and trees. Fireplace surround, raised hearth. Radiator. Bright and spacious living space.

## KITCHEN

**11' 6" x 8' 7" (3.51m x 2.62m)**

Double-glazed window overlooking an occasional garden room. UPVC double-glazed door accessing into the occasional room. One and a half bowl stainless steel sink unit and drainer, mixer taps over. Fitted range of eye-level units and complementing base units incorporating drawers, roll-top work surfaces. Part tiled walls. Heated radiator/towel rail. Space for a cooker, space for fridge/freezer. Space and plumbing for a washing machine. Cabinet concealing gas fired boiler. Tiled floor. Coved ceiling.

## OCCASIONAL ROOM/GARDEN ROOM

**22' 7" x 7' 9" Overall Dimensions (6.88m x 2.36m)**

Feature room with overhead light lantern with an inset bi-fold three paned door accessing onto a westerly aspect private garden. Radiator. LVT style flooring. Deep recessed closet for storage with a power supply.



**Agent's note:** The occasional room/garden room has an abundance of natural light, good storage and a full shower room coupled with direct access onto the private lawned and non-overlooked garden to the rear.

### **SECOND BATHROOM/SHOWER ROOM**

Modern shower room with oversized shower tray, sliding glazed door enclosure, a 'spa' effect and overhead fitted shower. Aqua board walls. Vanity storage with an inset wash hand basin. Low-level WC. Radiator. Recessed ceiling downlighters. Obscure double-glazed window to the rear.

### **BEDROOM ONE**

**11' 11" x 11' 02" (3.63m x 3.4m)**

Double-glazed window to the front with outlook over the lawned easterly aspect front garden.

### **BEDROOM TWO**

**11' 03" x 10' 6" (3.43m x 3.2m)**

Double-glazed window to the rear with the view over the private, non-overlooked westerly aspect rear garden. Built-in storage closet. Radiator.

### **FAMILY BATHROOM**

**5' 11" x 5' 6" (1.8m x 1.68m)**

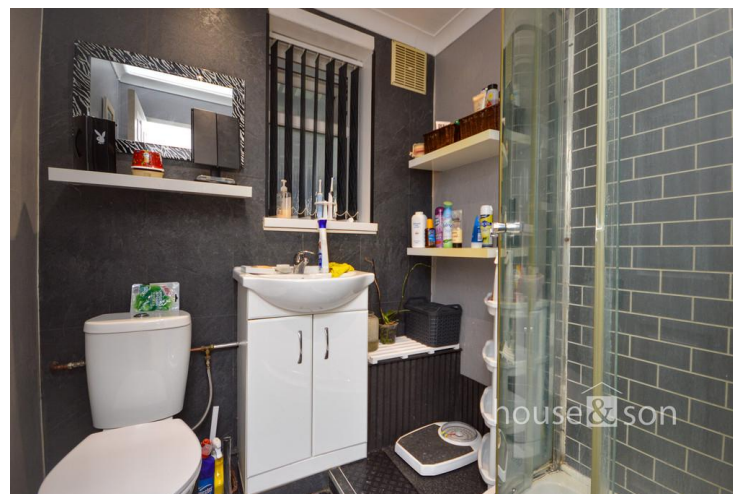
Obscure double-glazed window to the rear. Quadrant shower, sliding glazed enclosures. Fitted thermos 'T'-bar shower. Vanity unit with an inset wash hand basin. Low-level WC. Heated towel rail. Extractor fan. Recessed ceiling downlighters.

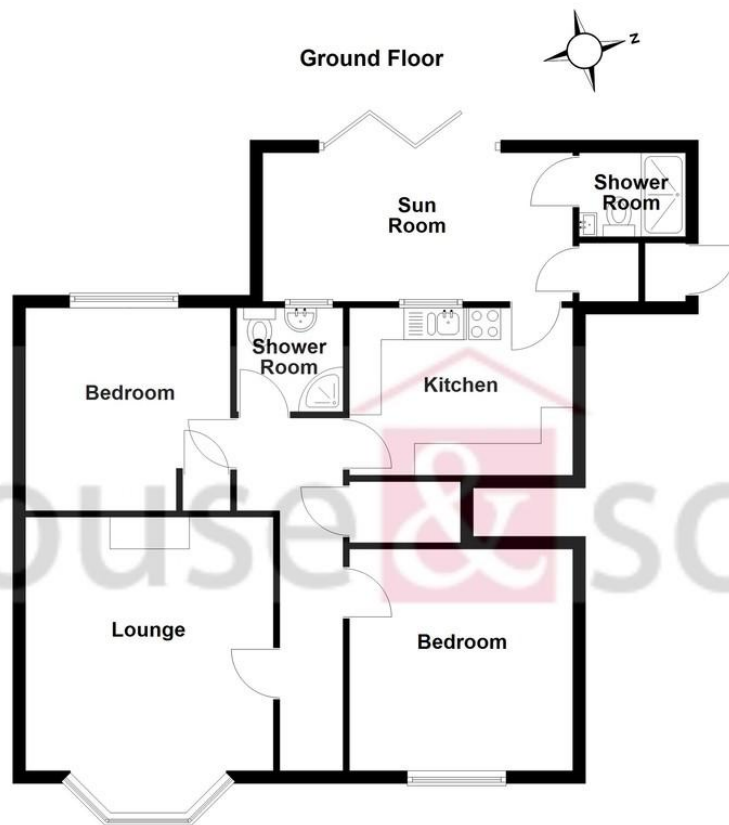
### **DISCLAIMER**

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Total area: approx. 76.7 sq. metres (825.5 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

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