



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)

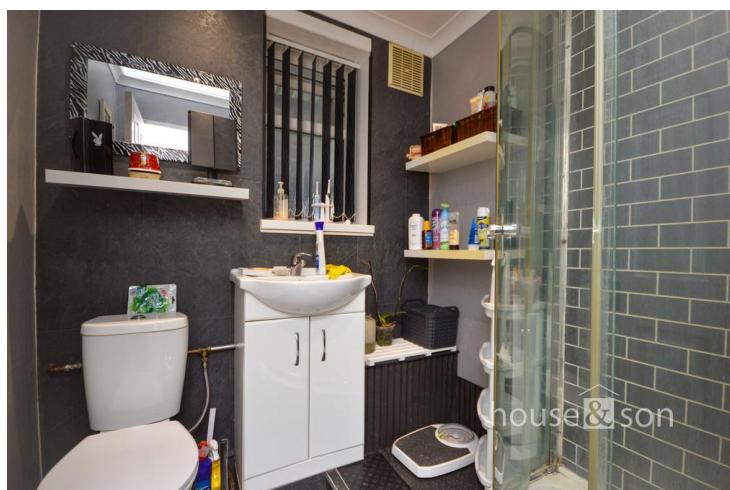
Double-glazed window to the rear with the view over the private, non-overlooked westerly aspect rear garden. Built-in storage closet. Radiator.

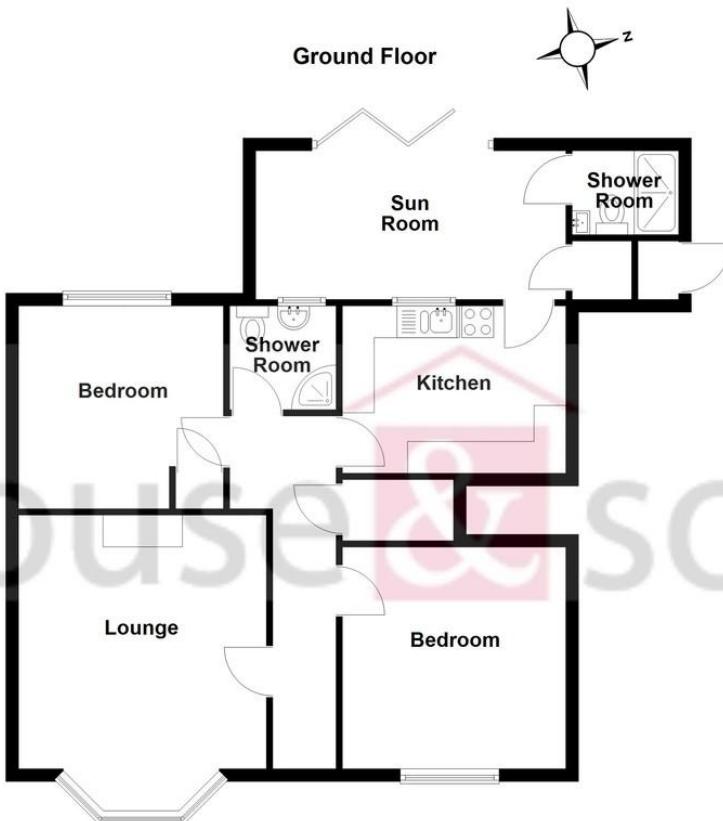
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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 (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bourne mouth, Christchurch and Poole Council

%epcGraph_c_1_239%

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements