

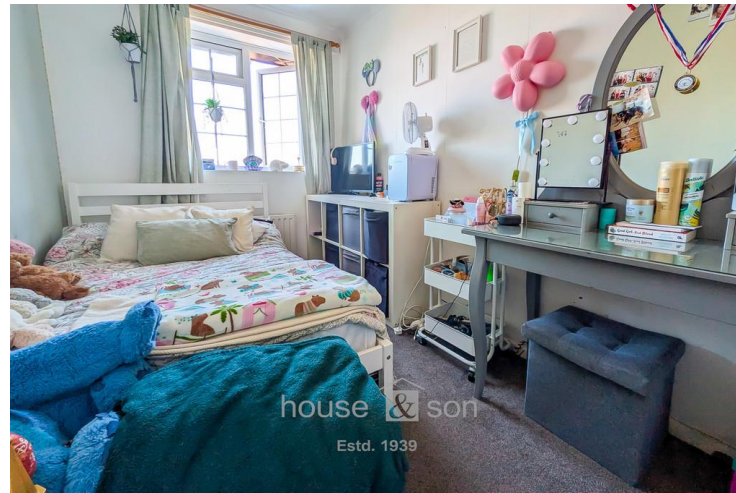


house & son

Charles Gardens

Bournemouth, BH10 5EH

Guide Price £280,000-
£300,000



HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation

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House & Son are delighted to be able to offer for sale this modern two double bedroom end of terrace house, in an enviable cul-de-sac location, in the popular residential area of Ensbury Park, Bournemouth.

This home offers a sizeable 12ft x 9ft living room, kitchen/breakfast room, two double bedrooms and well appointed modern bathroom. This home has abundance of light owing to the aspect. The rear garden is westerly aspect and private, enjoying all day sunshine. There is a driveway to garage.

A really lovely home situated in a popular Bournemouth location, close to recreational parks, local shopping, good school catchment for all ages and well supported travel links. This home is not to be missed...

VERANDAH PORCH

Panelled UPVC double glazed door to entrance lobby.

ENTRANCE LOBBY

Storage for shoes etc.

LOUNGE

15' 1" x 12' 4" (4.6m x 3.76m)

Open planned with double glazed window to front. Media area with storage, provision for TV. Radiator. Understair media area. Wood effect flooring.

KITCHEN/BREAKFAST ROOM

12' 3" x 8' 9" (3.73m x 2.67m)

Double glazed window to rear, view over westerly aspect rear garden. One and a half bowl stainless steel sink unit and drainer, mixer tap over. Modern fitted kitchen cabinets, inset five ring gas cooker, filter hood over. Integrated double oven, space and plumbing for washing machine. Breakfast bar. Wine cooler, integrated fridge/freezer. Double glazed door accessing the rear garden. 'Retro fit' radiator.

STAIRS TO FIRST FLOOR LANDING

Access to loft via pull-down ladder.

BEDROOM ONE

12' 0" x 8' 10" (3.66m x 2.69m)

Double glazed window to the front, with view over cul-de-sac. Built in organiser. Radiator. Coved ceiling.

BEDROOM TWO

12' 0" x 7' 0" (3.66m x 2.13m)

"A room with a view". Double glazed window to the rear.
Westerly aspect. Radiator. Coved ceiling.

BATHROOM

Obscure double glazed window to the rear. Tiled walls. Bath and side panel, built in shower, shower curtain rail and mixer taps. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Vanity display area.

WESTERLY ASPECT REAR GARDEN

Approximately 45ft westerly aspect rear garden. Patio. Ideal for entertaining. Outside tap. Side gate to driveway.

DRIVEWAY

Driveway to the side, leading to the garage.

GARAGE

16' 7" x 8' 5 approx" (5.05m x 2.57 m)

Power and lighting.

OUTSIDE FRONT

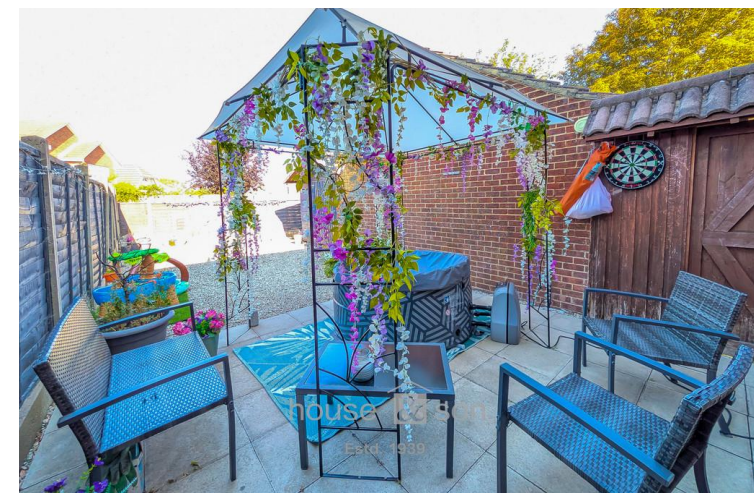
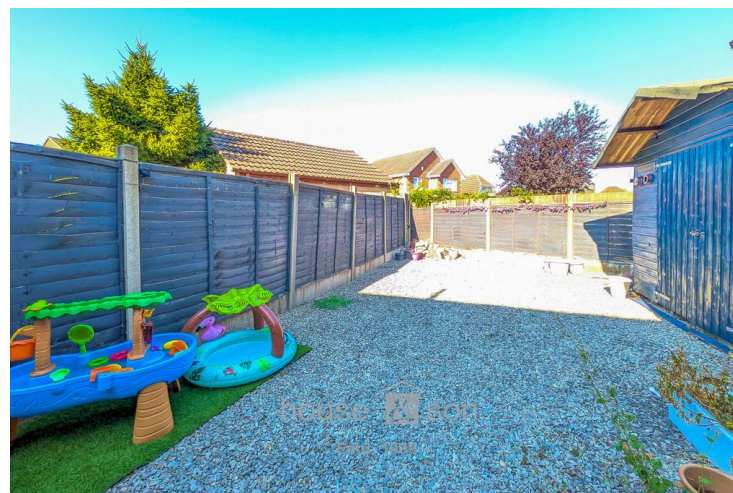
Open planned and lawned.

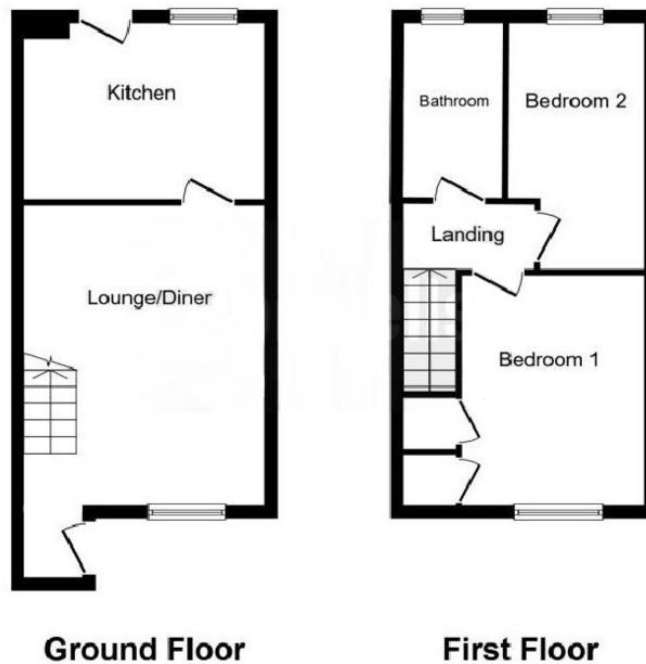
DISCLAIMER

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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.

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

COUNCIL TAX BAND

Taxband - C

TENURE

Freehold

LOCAL AUTHORITY

BCP Council

Find an energy certificate (f)

English | [Cymraeg](#)

Energy performance certificate (EPC)

10, Charles Gardens Bournemouth BH10 5EH	Energy rating C	Valid until 25 February 2029
		Certificate number 8928-6922-9000-4276-5926

Property type End-terrace house

Total floor area 56 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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