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# MID TERRACE HOUSE

# £257,000









**Ross Gardens, Bearwood, Bournemouth, BH11 9UG**

*** 71 Square Metres / 764 Square Feet ***

* Lounge & Dining Room with Arch to Kitchen *

* Three Bedrooms * White Suite Bathroom *

* Garage Converted (Formally a Home Salon) *

* GCH, UPVC DG * Courtyard Garden *

*** Council Tax Band C * EPC C-Rated ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

# Ross Gardens, Bearwood, Bournemouth, BH11 9UG:

Front garden laid to easy grass with pathway leading to UPVC double-glazed front door leading to:

**Entrance Hallway:** Textured ceiling, ceiling light point and dado rail. Electrics consumer unit.

**Lounge Reception:** **14' 10 x 10' 8 (4.52m x 3.25m) approx'.** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. TV / media point and wood laminate flooring. Door leads through to:

**Dining Room:** **10' 4 x 7' 2 (3.71m x 2.18m) approx'.** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect with UPVC double-glazed door leading to rear garden. Double panelled radiator, wood laminate flooring and door to under stair storage. Arch to

**Kitchen:** **10' 4 x 6' 6 (3.71m x 1.98m) approx'.**
Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob. Space and plumbing for washing machine and space for fridge freezer. Wall mounted gas central heating combination boiler.

***Staircase from entrance hallway to first floor landing***

**Landing:** Textured ceiling with ceiling light point. Hatch provides access to loft and fitted linen cupboard.

**Bedroom One:** **13' 10 x 8' 6 (4.22m x 2.59m) approx'.** Plain coved ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bedroom Two:** **11' 1 x 7' 7 (3.38m x 2.31m) approx'.** Coved and textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Double panelled radiator.

**Bedroom Three:** **6' 5 x 5' 8 (1.96m x 1.73m) approx'.** Coved and textured ceiling with ceiling light point and UPVC double-glazed window to front aspect.

**Bathroom:** **7' 7 x 5' 4 (2.31m x 1.63m) approx'.**
Coved and textured ceiling with ceiling light point and fitted extractor. Panelled bath with shower mixer tap over. Low-level WC and pedestal wash hand basin. Fully tiled walls and chrome ladder style heated towel rail.

**Rear Garden:** Courtyard style garden laid mainly to patio with an area of easy-grass and with fenced boundaries. Side access pathway leading via gate to rear service road which offers a means of access to the garage if converted back to vehicle use.

**Garage (Converted to a Workspace):** **16' 6 x 7' 3 (5.03m x 2.21m) approx'.**
Garage sits under a pitch tiled roof, retains facade to rear. UPVC double-glazed side access door gives access via the rear garden. Main area having side aspect UPVC double-glazed window to side aspect. Wood laminate flooring, power and light. Door gives access to a wash area with frosted UPVC double-glazed window to rear aspect, shower cubicle with thermostatic shower valve, low-level WC and wall mounted washbasin. *We understand that a previous owner converted the garage for a beautician business ran from home and it later was used as a 'hot tub room' with shower facility.





















71 Square Metres / 764 Square Feet
(Not Including Garage)

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