



Roberts

Sales, Lettings & Block Management

**FREEHOLD GARDEN MAISONETTE
WITH PARK VIEWS**

£320,000



Fitzharris Avenue, Bournemouth, Dorset, BH9 1BZ

- * Ground, First & Second Floor Maisonette ***
- * 100 Sq' M / 1076 Sq' Ft * South Facing Garden ***
- * Two Double Bedrooms * Attic / Hobby Room ***
- * Lounge & Kitchen/Diner Overlooks Picturesque Park ***
- * Share in Freehold * Private Entrance & Lobby ***
- * Frontage Parking * Home Office / Garden Room ***
- * Council Tax Band B * Chain Free ***

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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.

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Frontage parking space via dropped pavement adjacent to UPVC double-glazed front door:

<u>Entryway:</u>	Having plain coved ceiling with ceiling light point, half wood panelled walls and cupboard housing electric meter and consumer unit. Corridor arrangement leads via rear UPVC double-glazed door to rear garden. Inner glazed door to:
<u>Entrance Lobby:</u>	Papered ceiling with ceiling light point. UPVC double-glazed window to front aspect and feature plaster decals. Cupboard housing gas meter. Space ideal for cloaks, bicycle or pushchair storage with stairs leading to:
<u>First Floor Landing & Hallway:</u>	Coved and papered ceiling, two ceiling light points. Double panelled radiator. Access to under stairs storage area. Frosted window to side aspect.
<u>Lounge Reception:</u>	<u>16' 9 x 15' 1 / 5.11m x 4.60m (approx').</u> Coved and papered ceiling with ceiling light point and UPVC double-glazed bay window with view of park. Double panelled radiator, television/media point.
<u>Kitchen / Diner:</u>	<u>11' 1 x 10' / 3.38m x 3.04m (approx').</u> Coved and papered ceiling with recessed down lighting. UPVC double-glazed bay area giving space for a small table and chairs. Windows to front aspect with views of park. 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 five burner gas hob, glass splashback and cooker hood over. Integrated washing machine, wine cooler and dishwasher. Space for fridge/freezer. Tiled splash back upstand, wood laminate flooring and single panelled radiator.
<u>Bedroom One:</u>	<u>13' 1 x 13' 1 / 3.99m x 3.99m (approx').</u> Coved and papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
<u>Bedroom Two:</u>	<u>11' 11 x 9' 10 / 3.64m x 3.00m (approx').</u> Coved and papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Panelled radiator.
<u>Bathroom:</u>	<u>13' 1 x 4' 9 / 3.99m x 1.45m (approx').</u> Plain coved ceiling with recessed down lighting and UPVC double-glazed frosted window to rear aspect. Double ended bath with central mixer tap and glass shower screen. Thermostatic shower valve, rose and further washing head. Concealed cistern WC and vanity unit with inset wash hand basin and mixer tap. Fully tiled walls and ladder style heated towel rail. Linen cupboard housing gas central heating combination boiler.
<u>Separate Cloakroom:</u>	Coved and textured ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Low level WC and vanity unit with wash hand basin.
<i>Staircase from landing hallway to second floor</i>	
<u>Attic / Hobbies Room:</u>	<u>16' 9 x 12' 9 / 5.11m x 3.90m (approx').</u> U-shaped room with sloping ceiling and fitted Velux window. Two ceiling light points and double panelled radiator. Access to eaves storage area being part boarded with power.
<u>Rear Garden:</u>	Pathway via entryway leads to a southerly aspect rear garden. Partly laid to easy grass, raised decking and growing border with cherry blossom tree. Hardstanding for garden shed and access to:
<u>Garden Room:</u>	<u>15' 5 x 8' / 4.70m x 2.45m (approx').</u> Timber built and fully insulated with power and light. Twin UPVC double-glazed doors. Potential home office or gym.

Tenure: Leasehold with a share in the freehold
Charges: 50% maintenance on an as-and-when basis.
Ground Rent: Nil
Council Tax: Band B



