



## Aldridge Road

Bournemouth, BH10 5NW

Guide Price £240,000 -  
£250,000

- Own Private Entrance
- Two Double Bedrooms
- Occasional Room
- Two Bathrooms
- Spacious Lounge
- West Aspect Private Garden
- Off Road Parking
- New 170 Year Lease Upon Completion



## HOUSE & SON

House & Son are delighted to offer for sale this spacious ground-floor garden flat with an approximately 170-year new lease upon completion.

The accommodation is generous throughout with a total floor area of approximately 825sq ft. 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, 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). Parking space. 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. Guide price £240,000 to £250,000 leasehold!

### PRIVATE ENTRANCE

Recessed porch. Owned private entrance front door. Panelled UPVC double glazed front door to the entrance hall.

### ENTRANCE HALL

Communicating hallway. Recessed closet space. Radiator.

### LOUNGE

**12' 10" x 12' 08 into bay max" (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 the 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 a 'overhead light lantern'. 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. Fitted thermostatic shower. Vanity unit with an inset wash hand basin. Low-level WC. Heated towel rail. Extractor fan. Recessed ceiling downlighters.

### **OUTSIDE FRONT GARDEN**

Private lawned fenced enclosed easterly aspect front garden. Potential for additional parking if required.

### **ALLOCATED PARKING**

### **REAR GARDEN**

Westerly aspect non overlooked with private outlook. Gated to rear boundary accessing onto open parkland.

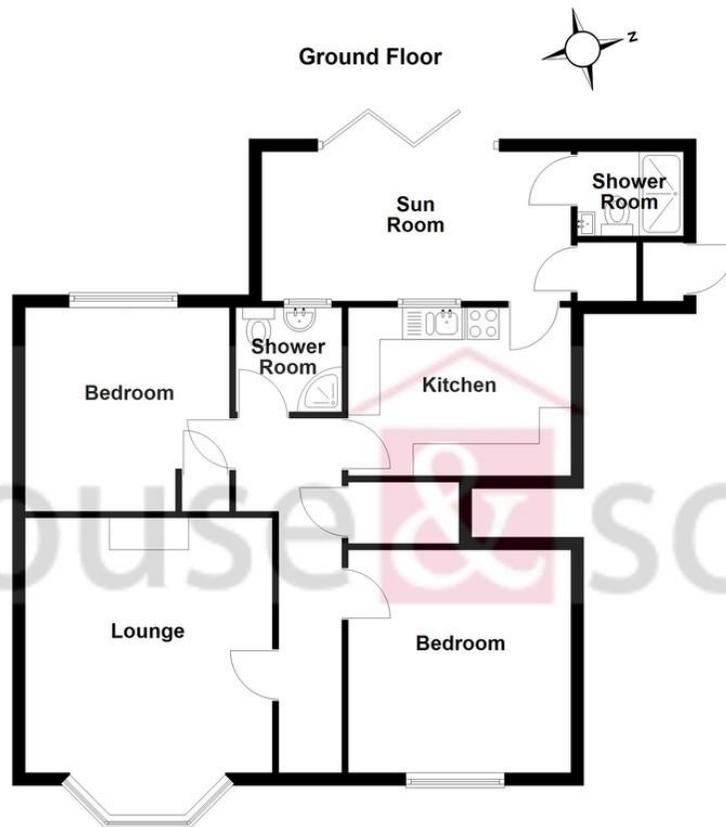
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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken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

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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

Find an energy certificate (f)

English | [Cymraeg](#)

### Energy performance certificate (EPC)

3 Aldridge Road BOURNEMOUTH BH10 5HW	Energy rating <b>D</b>	Valid until: 25 January 2038 Certificate number: 7636-7429-3500-0156-8226
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Property type Ground-floor maisonette

Total floor area 76 square metres

### OFFICE

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