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DETACHED PROPERTY

Arranged as Two Flats

£475,000









Rushton Crescent, Bournemouth, Dorset, BH3 7AF

Detached Property Arranged as Two Flats

* 4-Bedroom Ground Floor Flat: 113 Sq'M/1216 Sq'Ft *

* 5-Bedroom Maisonette: 147 Sq'M/1582 Sq'Ft *

* South Westerly Facing Rear Garden *

* Accommodation Over Three Floors * Freehold *

* Driveway Conveyed to Both Flats * Chain Free *

Council Tax Bands C & B * Both Flats EPC D

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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.

Ground Floor Flat (Flat 2)

Storm porch to private entrance UPVC double-glazed entrance door leads into vestibule with door to:

Entrance Hallway: 15' 8 x 6' 7 / 4.78m x 2.01m (approx').
Plain ceiling, ceiling light point and picture rail. Single panelled radiator.

Lounge Reception: 15' 8 x 15' 1 / 4.78m x 4.59m (approx').
Plain ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to rear aspect with inset casement door to garden. Two double panelled radiators. TV/media point. Fire Surround.

Kitchen: 17' 4 x 9' 3 / 5.28m x 2.82m (approx').
Textured ceiling with ceiling light point. Heat detector. Two UPVC double-glazed windows to front aspect. UPVC double-glazed side aspect window and door to garden. Kitchen units with work surfaces over. Sink unit with mixer tap. Integrated oven, space for washing machine, dishwasher, fridge freezer. Splash back tiling and tiled flooring. Cupboard housing combination boiler.

Bedroom One: 18' 10 x 13' 2 / 5.74m x 4.01m (approx'). Plain ceiling with ceiling light point and picture rail. UPVC double-glazed bay windows to rear aspect. Two double panelled radiators.

Bedroom Two: 12' 10 x 11' 8 / 3.91m x 3.56m (approx'). Textured ceiling with ceiling light point and picture rail. UPVC double-glazed windows to front aspect. Double panelled radiators.

Bedroom Three: 12' 8 x 6' 9 / 3.86m x 2.06m (approx').
Papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.

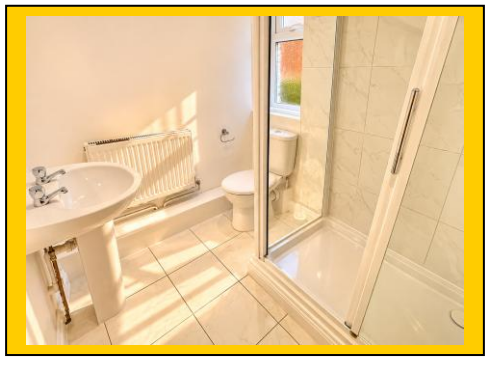
Bedroom Four: 12' 8 x 6' 3 / 3.86m x 1.91m (approx').
Plain ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to rear aspect. Single panelled radiator.

Shower Room: 7' 3 x 6' 3 / 2.21m x 1.91m (approx').
Plain ceiling recessed down lighting. Frosted UPVC double-glazed window to side aspect. Double shower with thermostatic valve. Low-level WC and wash hand basin. Radiator. Tiled walls & flooring.

Cloakroom:
Plain ceiling recessed down lighting. Low-level WC and vanity unit with inset wash hand basin. Radiator. Tiled walls and flooring. Cupboard housing electric meter and consumer unit.





First Floor Maisonette (Flat 1)

Private entrance door leads into entrance lobby. Electric meter and fuseboard. Stairs to first floor.

Landing Hallway: 29' 6 x 6' 7 / 8.99m x 2.01m (approx'). Plain ceiling, two ceiling light points. Mains wired smoke detectors. UPVC double-glazed windows to front and side aspects. Radiators x2.

Lounge Reception: 15' 8 x 15' 1 / 4.78m x 4.59m (approx'). Plain ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Double panelled radiator. TV/media point.

Kitchen: 12' 10 x 10' 1 / 3.91m x 3.01m (approx').
Textured ceiling with ceiling light point. Heat detector. UPVC double-glazed window to front aspect. Kitchen units with work surfaces over. Sink unit with mixer tap. Space for electric cooker, washing machine, fridge and freezer. Splash back tiling. Cupboard housing combination boiler.Radiator.

Bedroom One: 18' 10 x 13' 2 / 5.74m x 4.01m (approx'). Plain ceiling with ceiling light point and picture rail. UPVC double-glazed bay windows to rear aspect. Double panelled radiators.

Bedroom Three: 12' 10 x 11' 8 / 3.91m x 3.56m (approx'). Textured ceiling with ceiling light point and UPVC double-glazed windows to front aspect. Double panelled radiators.

Bedroom Four: 12' 8 x 6' 9 / 3.86m x 2.06m (approx'). Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Five: 12' 8 x 6' 3 / 3.86m x 1.91m (approx'). Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: 12' 10 x 6' 9 / 3.91m x 2.06m (approx').
Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled bath. Shower cubicle with thermostatic shower. Wash basin, radiator and fitted linen cupboard.

Cloakroom: Textured ceiling. Side aspect frosted UPVC double-glazed window. WC and radiator.

Second Floor Landing: Stairs from first floor landing hallway. Velux window. Fitted cupboard.

Bedroom Two: 14' 9 x 11' 3 / 5.74m x 4.01m (approx'). Sloping ceiling with ceiling light point and mains wired smoke detector. Two velux windows. Double panelled radiator. Access to loft eaves.

En-Suite Bathroom: 11' 3 x 10' 2 / 4.01m x 3.10m (approx'). Sloping ceiling with light point. Velux window. Panelled bath. Low-level WC. Wash basin, radiator. Door gives access to storage room.








Front of property: Two dropped pavements providing a double driveway arrangement with front garden laid to hard standing. Side access gate leading to pathway and rear garden..

Rear garden to a south westerly aspect being laid to lawn with fenced boundaries. Screening trees at rear boundary backing onto railway embankment.



