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Sales, Lettings & Block Management

GROUND FLOOR GARDEN FLAT

£250,000



Wallisdown Road, Bournemouth, Dorset, BH11 8PS

- **Ground Floor Garden Flat**
- **85 Sq'M / 915 Sq'Ft**
- **Three/Four Bedrooms**
- **One/Two Reception Rooms**
- **70ft Garden & Det' Garage**
- **Good Frontage Parking**
- **Private Entrance Access**

- **Leasehold Tenure**
- **977-Year Lease**
- **50% Maintenance**
- **Ground Rent: £50pa**
- **EPC D-Rating**
- **Council Tax Band B**
- **No Forward Chain**

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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.

Wallisdown Road, Bournemouth, Dorset, BH11 8PS:

Front of property accessed via dropped pavement and laid to shingle and paving. A dedicated frontage area of parking is conveyed to the ground floor flat giving ample room for multiple vehicles. Driveway provides side access to garage. Raised hard standing leading to UPVC double-glazed front aspect twin casement doors as well as UPVC double-glazed front door which leads into:

Dining Room: **15' x 8' 1 / 4.57 x 2.46m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. Double casement doors to front aspect. Double panelled radiator and feature parquet flooring.

Hallway: **14' 8 x 5' 5 / 4.47m x 1.65m (approx')**. Textured ceiling, two ceiling light points and single panelled radiator. Fitted storage cupboard. Feature parquet flooring.

Lounge Reception: **13' 10 x 11' 4 / 4.22m x 3.45m (approx')**. Textured ceiling, ceiling light point and UPVC double-glazed full height window to rear aspect. Casement door to rear garden. High-level UPVC double-glazed window to side aspect. Double panelled radiator, TV point. Parquet flooring.

Kitchen: **10' 5 x 8' 3 / 3.18m x 2.52m (approx')**. Plain ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed window to side and rear aspects. UPVC double-glazed door leading to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine and space for tumble drier. Space for fridge/freezer. Wall mounted gas central heating combination boiler. Compact breakfast bar, splash back tiling and double panelled radiator.

Bedroom One: **13' 3 x 11' 4 / 4.04m x 3.45m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. Wood laminate flooring.

Bedroom Two: **9' 7 x 8' 3 / 2.93m x 2.52m (approx')**. Plain ceiling, ceiling light point. UPVC double-glazed window to side aspect. Wood laminate flooring. Panelled radiator.

En-Suite Shower Room: Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low level WC, pedestal wash hand basin with mixer tap. Shower cubicle with thermostatic shower and tiled walls.

Bedroom Three: **11' 4 x 8' 2 / 3.45m x 2.49m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed high-level frosted window to side aspect. Wood laminate flooring and double panelled radiator.

Bathroom: Plain ceiling, ceiling light point and UPVC double-glazed frosted window. Panelled bath with thermostatic shower and inset controls. Low-level WC and pedestal wash hand basin. Fully tiled walls, tiled flooring and double panelled radiator.

Garage: Side aspect driveway leads to a car-sized area of hard standing in front of the garage. Garage being detached with up-and-over door under a pitch tiled roof.

Rear Garden: 70ft in depth and being laid to lawn. A good array of mature and established screening trees, bushes and shrubs with sheltered storage at end of garden.

Tenure: Leasehold – 999-Years from 2004 (977-Years remaining)

Maintenance: 50% maintenance on an as-and-when basis. **Ground Rent:** £50 pa

Council Tax: Band B



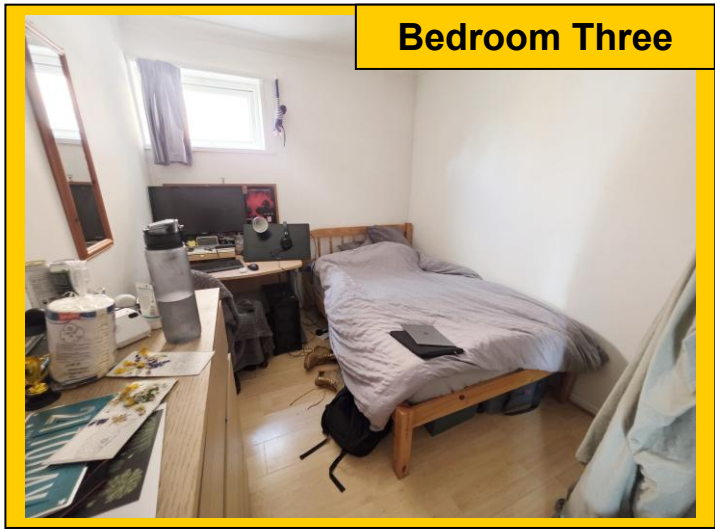
Dining Room



Hallway



Bedroom One



Bedroom Three

Lounge Reception

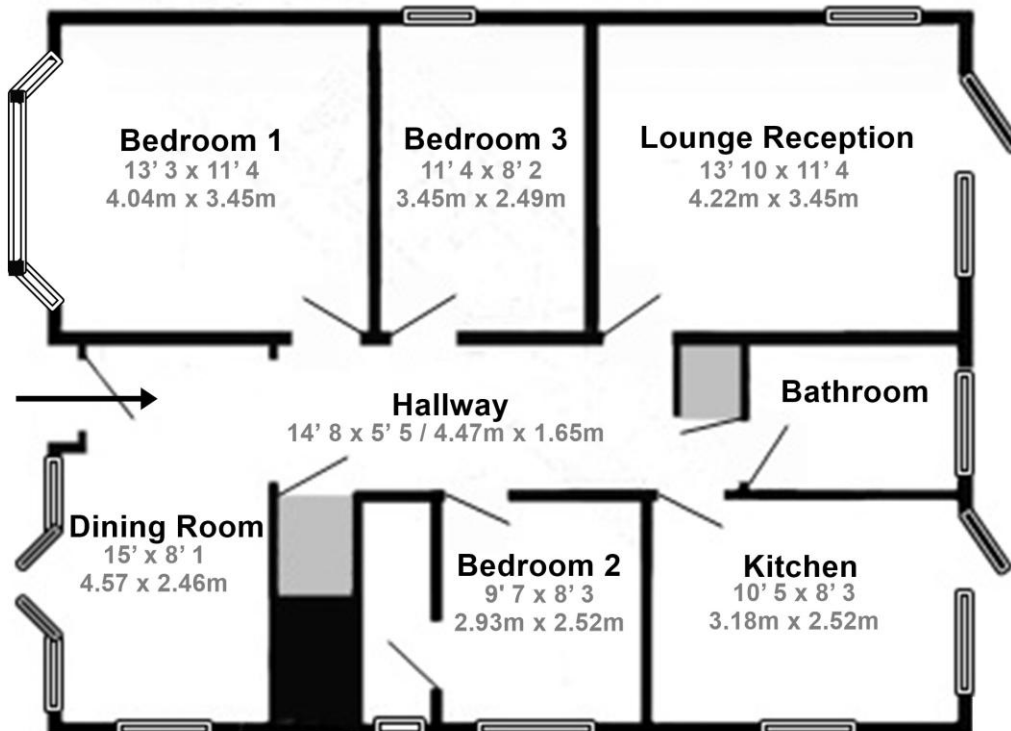


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



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