





FEVERSHAM AVENUE, QUEENS PARK:

A particularly spacious three-bedroom maisonette with its own private entrance, generous lounge/diner, kitchen/breakfast room, rear balcony, en suite to bedroom one, two gated parking spaces and no forward chain.

House & Son are pleased to offer for sale this particularly spacious three-bedroom maisonette, occupying a popular residential position within Queens Park and offered for sale with no forward chain.

The property is approached via its own private entrance, with stairs leading to the first floor. The principal living accommodation is particularly generous, with the lounge/diner measuring almost 20 feet in length and providing excellent space for both comfortable seating and a substantial dining area. The kitchen/breakfast room is positioned to the rear and offers a good range of fitted units, work surfaces and space for appliances, together with sufficient room for a breakfast table.

A door from the kitchen provides direct access onto the rear balcony. Positioned above the surrounding properties, the balcony enjoys far-reaching views across the area and provides a useful outdoor space for sitting and enjoying the outlook. A separate WC completes the first floor.

Stairs rise to the second floor landing, where there are three well-proportioned double bedrooms and the family bathroom. Bedroom one is particularly generous and benefits from its own en suite shower room, whilst bedrooms two and three are also good-sized double bedrooms.

Outside, the property has the considerable benefit of two gated off-road parking spaces to the rear, providing secure and convenient parking.



The property is well placed for the amenities of Queens Park and nearby Castlepoint, with its wide range of shops, restaurants and everyday facilities. Queens Park Golf Course is also within easy walking distance, whilst there are good transport links to Bournemouth town centre and surrounding areas.

With its generous proportions, three double bedrooms, large lounge/diner, kitchen/breakfast room, balcony, en suite, separate WC and two parking spaces, this is a particularly spacious maisonette that offers a practical and versatile home in a well-established Bournemouth location.

ENTRANCE HALL

Private entrance with stairs rising to the first floor.

FIRST FLOOR LANDING

Giving access to the kitchen/breakfast room, lounge/diner and WC, with stairs continuing to the second floor.

KITCHEN/BREAKFAST ROOM –

13'9 x 9'10 (4.19m x 3.00m)

A good-sized kitchen/breakfast room fitted with a range of base and wall-mounted units, work surfaces and space for appliances. There is also useful space for a breakfast table and chairs. A door leads directly onto the rear balcony.

LOUNGE/DINER –

19'11 x 15'6 (6.07m x 4.72m)

A particularly impressive reception room offering generous proportions, with ample space for substantial seating and dining furniture. Measuring almost 20 feet in length, this is a versatile room providing both comfortable living and dining space.



WC

Separate cloakroom with WC and wash hand basin.

SECOND FLOOR LANDING

Providing access to all three bedrooms, the en suite and family bathroom.

BEDROOM ONE –

15'9 x 9'11 (4.80m x 3.02m)

A particularly spacious double bedroom with ample room for bedroom furniture and benefiting from an en suite shower







room.

EN SUITE SHOWER ROOM

Fitted with a shower, WC and wash hand basin.

BEDROOM TWO –

12'6 x 9'6 (3.81m x 2.90m)

A well-proportioned double bedroom with space for a range of bedroom furniture.

BEDROOM THREE –

11'10 x 9'10 (3.61m x 3.00m)

A further good-sized double bedroom, providing useful additional accommodation.

BATHROOM

Fitted with a white suite comprising bath, wash hand basin and WC.

OUTSIDE

The property benefits from a rear balcony, accessed directly from the kitchen, together with two gated off-road parking spaces to the rear of the building.

ADDITIONAL INFORMATION

Tenure: Leasehold, 159 years from December 2001, with approximately 135 years remaining.

Ground Rent: £250 per annum.

Maintenance: £1,703 per annum, including buildings insurance.

Council Tax: Band D.

The property is offered for sale with no forward chain.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

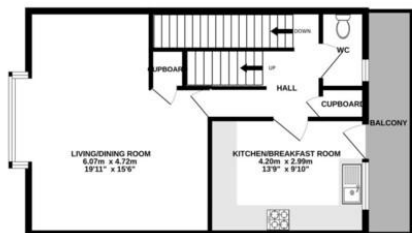
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative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

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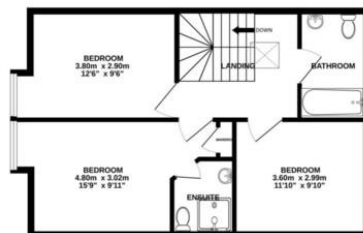
ENTRANCE FLOOR
5.6 sq.m. (60 sq.ft.) approx.



1ST FLOOR
53.1 sq.m. (572 sq.ft.) approx.



2ND FLOOR
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

30 Feversham Avenue BOURNEMOUTH BH8 9NL	Energy rating D	Valid until:	13 May 2034
		Certificate number:	9344-3037-4205-6574-9200

Property type	Mid-floor maisonette
Total floor area	102 square metres