







## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

A modern three-bedroom freehold house, located within a quiet cul-de-sac location in the popular residential area of Ensbury Park. Within a few minutes walk of local schools, including the renowned primary school Hill View, and the outstanding secondary schools of Winton Boys and Glenmoor School for Girls.

The accommodation comprises a generous lounge/diner with an overall length of 25'10 and benefits from an outlook over the cul-de-sac to the front and the west-facing, private rear garden. A fully fitted kitchen, complete with an integrated electric double oven, four-ring gas hob and integrated fridge/freezer. There is space for a washing machine and tumble dryer, and the kitchen provides direct access to the garden. The ground floor also benefits from a large understair storage cupboard and a ground-floor WC, with a two-piece suite.

The second floor, accessed via stairs from the ground floor hallway, benefits from two double bedrooms, with the principal bedroom benefiting from an outlook to the rear and a good-sized third bedroom, which measures 7'1 x 7'1. There is a fully fitted white three-piece bathroom suite. Comprising a bath with a side panel, a glass shower screen to the side, an electric shower over, a low-level WC and a pedestal wash hand basin. The bathroom is fully tiled and has an obscure UPVC double-glazed window to the rear. There is also a large storage cupboard on the landing and access to the loft.



Externally, the property benefits from the aforementioned west-facing private rear garden, which is mostly laid to lawn but features mature planting and a patio area butting the rear of the property. It is mostly fence enclosed and benefits from a rear gate that leads to the garage. The garage has an up-and-over door to the front.

Additionally, Copper Beech has a C rating on the EPC, meaning it is efficient to run, and accordingly is fully double-glazed and has a modern gas boiler. (Located in an external cupboard to the front) An ideal family home, offered for sale with no forward chain. Book your viewing as opportunities this good do not come along every day!

### **LOUNGE**

25' 10" x 12' 8" (Narrowing to 7'4") (7.87m x 3.86m)

### **KITCHEN**

9' 6" x 7' 11" (2.9m x 2.41m)

### **BEDROOM ONE**

13' 10" x 9' 4" (4.22m x 2.84m)

### **BEDROOM TWO**

11' 6" x 8' 3" (3.51m x 2.51m)

### **BEDROOM THREE**

7' 1" x 7' 1" (2.16m x 2.16m)

### **BATHROOM**

6' 8" x 6' 0" (2.03m x 1.83m)

### **PRIVATE REAR GARDEN**

### **GARAGE**



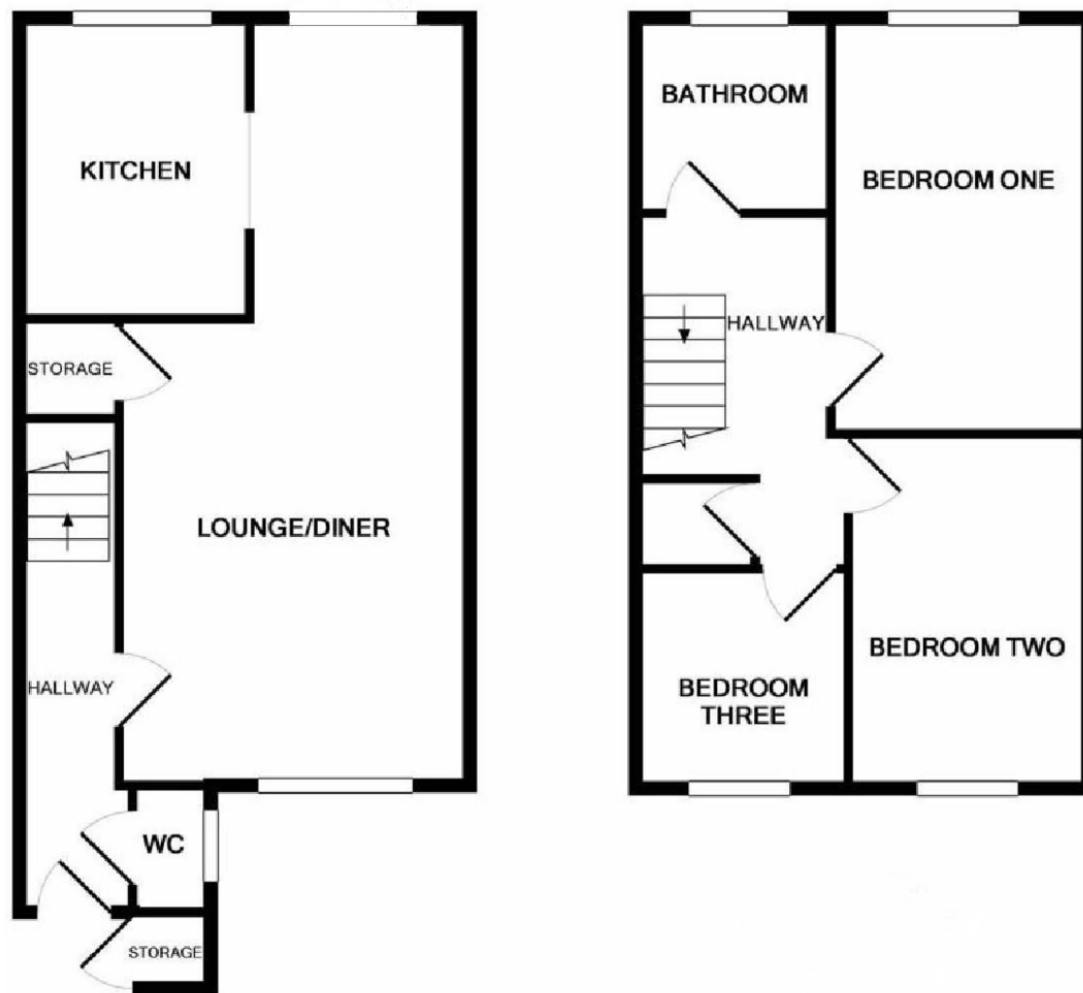
### **DISCLAIMER**

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.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





## Energy performance certificate (EPC)

17, Copper Beech Gardens BOURNEMOUTH BH10 5DB	Energy rating	Valid until:	13 April 2030
	<b>C</b>	Certificate number:	8680-6924-7060-4511-3202

Property type	Mid-terrace house
Total floor area	80 square metres