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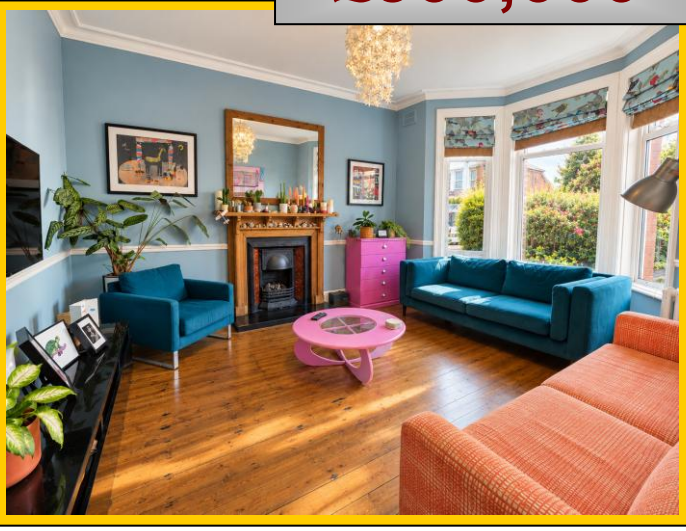
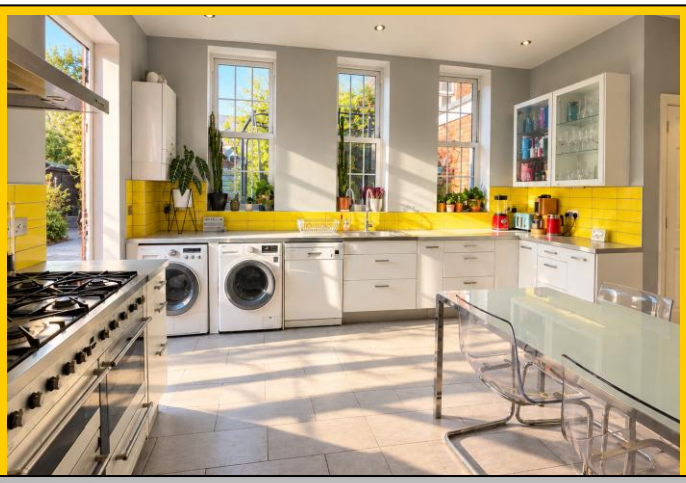
Sales, Lettings & Block Management

FREEHOLD GARDEN FLAT

Guide Price
£300,000





Belvedere Road, Bournemouth, Dorset, BH3 7LB

*** Floor Space: 80 Sq' M / 861 Sq' Ft ***
* Victorian Charm Meets Contemporary *
* Arranged as Three Bedrooms * Private Entrance *
* Character Lounge * Statement Kitchen / Diner *
* Spacious Bath & Shower Room * Garden Pod *
* Garage with Electic Door & Frontage Parking *
* Outdoor Lifestyle Inspired Private Garden *
*** EPC D-Rated * Council Tax Band B ***

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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 & bay windows where appropriate.

Belvedere Road, Bournemouth, Dorset, BH3 7LB:

Front garden walled with stone chipping borders and hardstanding. White line marked dropped kerb provides access to one off road parking space. This in turn gives access to garage. Feature private entrance porch with restored leaded feature front and side aspect windows, original tiled floor and secondary door leading through to:

Entrance Hallway: Plain naturally coved ceiling with ceiling light point, two further wall light points and dado rail. Stripped wooden flooring.

Lounge Reception Room: **16' 9 x 13' 10 / 5.1m x 4.2m (approx').** Plain naturally coved ceiling with plaster centre ceiling rose and ceiling light point. UPVC double-glazed feature bay window to front aspect. Fire surround with living flame effect gas fire. Two cast iron feature restored radiators and stripped wooden flooring. TV/ media point.

Kitchen / Diner: **19' 10 x 13' 3 / 6.1m x 4m (approx').** Plain ceiling with recessed low-level down lighters and mains wired heat detector. Three UPVC double-glazed sash windows to side aspect. UPVC double-glazed door leading on to garden.
A range of wall and base mounted units with work surfaces over. Space for range cooker with cooker hood over. Integrated fridge / freezer. Feature sink unit with mixer tap. Integrated dish washer, space and plumbing for washing machine and space for tumble drier. Wall mounted gas central heating combination boiler and underfloor heating to this room. Porcelain tiled floors and splash back tiling.

Bedroom One: **16' 9 x 13' 5 / 5.1m x 4.1m (approx').** Plain naturally coved ceiling with plaster centre ceiling rose and ceiling light point and dado rail. UPVC double-glazed feature bay window to front aspect. Two cast iron restored feature radiators.

Bedroom Two: **13' 10 x 9' 6 / 4.2m x 2.9m (approx').** Plain coved ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Cast iron restored feature radiator. Built in wardrobes with hanging rail / shelving.

Bedroom Three / Study: **10' x 8' / 3m x 2.4m (approx').** Plain ceiling, recessed low-level down lighting and fitted sky light window. Cast iron restored feature radiator.

Bathroom: **14' 11 x 13' / 4.6m x 4m (approx').** Plain ceiling, recessed low-level down lighting and extractor. Pedestal wash hand basin. Feature roll top free standing bath with central mixer taps and shower attachment. Fully tiled double shower cubicle recess with thermostatic shower valve over. Traditional high-level WC. Vertical radiator with further panelled radiator and towel rail. Tiled walls and karndean flooring.

Garage: **19' x 8' / 5.8m x 2.4m (approx').** Double length with electrically operated security roller shutter door. Power and light with overhead storage. Double wooden doors with frosted glass pains to rear aspect.(Making it possible to drive into rear garden).

Rear Garden: **Rear garden** to a south easterly aspect. Feature black sandstone tiles leading to an area laid to easy grass. Elevated sun deck, elevated and fenced boundaries. Recessed garden area with outside lighting and tap. Access to a rendered elevated border with tropical garden shrubs and square seating enclosure incorporating a fire pit and barbeque.

Garden Pod: Timber structure with UPVC double-glazed patio door, power and light.

Tenure: Freehold with the benefit of a lease.
Maintenance: On an as and when basis split 50/50 with the neighbouring property.

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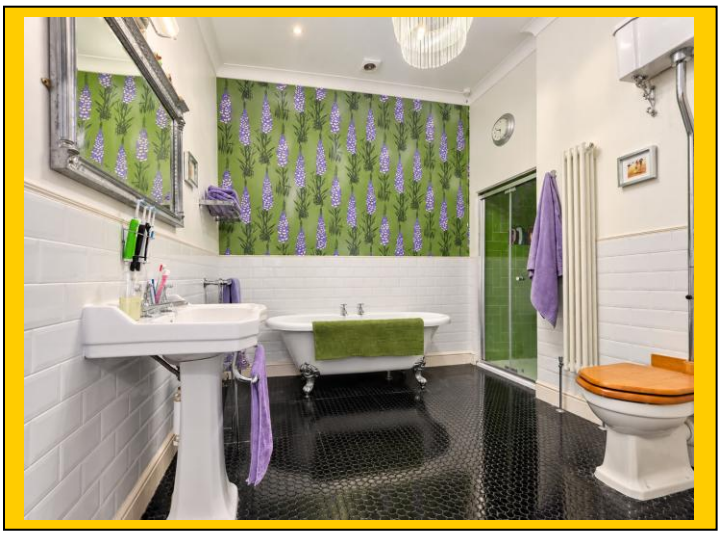
80 Square Metres
861 Square Feet
(Not Including Garage)

Ground Floor