



## Elmes Road

Bournemouth, BH9 2SX

£179,950

- Purpose Built Ground Floor Flat
- Living/Dining Room
- Separate Kitchen
- Double Bedroom
- Modern Shower Room
- Long Lease with Freehold Title
- Garage
- Vacant Possession



## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this spacious one bedroom purpose built ground floor flat situated minutes from High Street shopping facilities. Benefits include freehold title, vacant possession, garage, gas central heating, UPVC double glazing, modern shower room, separate kitchen, 17ft living/dining room. The property is situated in a much sought after residential area being within easy reach of High Street shops, facilities and bus routes to Bournemouth town centre.

## COMMUNAL ENTRANCE

UPVC double glazed door to communal entrance hall. Door to entrance hall.

## ENTRANCE HALL

Cupboard housing electric fuse board, wall mounted thermostat, cupboard housing hot water tank and slatted shelves, programmer.

## LIVING/DINING ROOM

**17' 4" x 9' 11" (5.28m x 3.02m)**

Two radiators. UPVC double glazed window to rear, coved and textured ceiling. Door to kitchen.

## KITCHEN

**9' 9" x 7' 7" (2.97m x 2.31m)**

Single bowl single drainer sink unit inset roll top work surfaces with range of cupboards beneath, space for gas electric cooker. Further range of base units, wall mounted matching cupboards, filter hood, space and plumbing for washing machine, space for fridge/freezer, tiled splashback. Radiator. UPVC double glazed window to rear. Coved and textured ceiling. Wall mounted gas fired boiler serving central heating and hot water.

## BEDROOM

**11' 11" x 9' 9" (3.63m x 2.97m)**

UPVC double glazed window to front. Radiator.



## **SHOWER ROOM**

Fully fitted, single tray shower cubicle with built in shower over and hand held shower attachment. Pedestal wash hand basin, low level WC and chrome heated towel rail/radiator. UPVC double glazed frosted window to side.

## **GARDENS**

With the flat is part of the front and rear gardens.

## **DRIVEWAY AND GARAGE**

Driveway leads to garage No2. Up and over door.

## **TENURE**

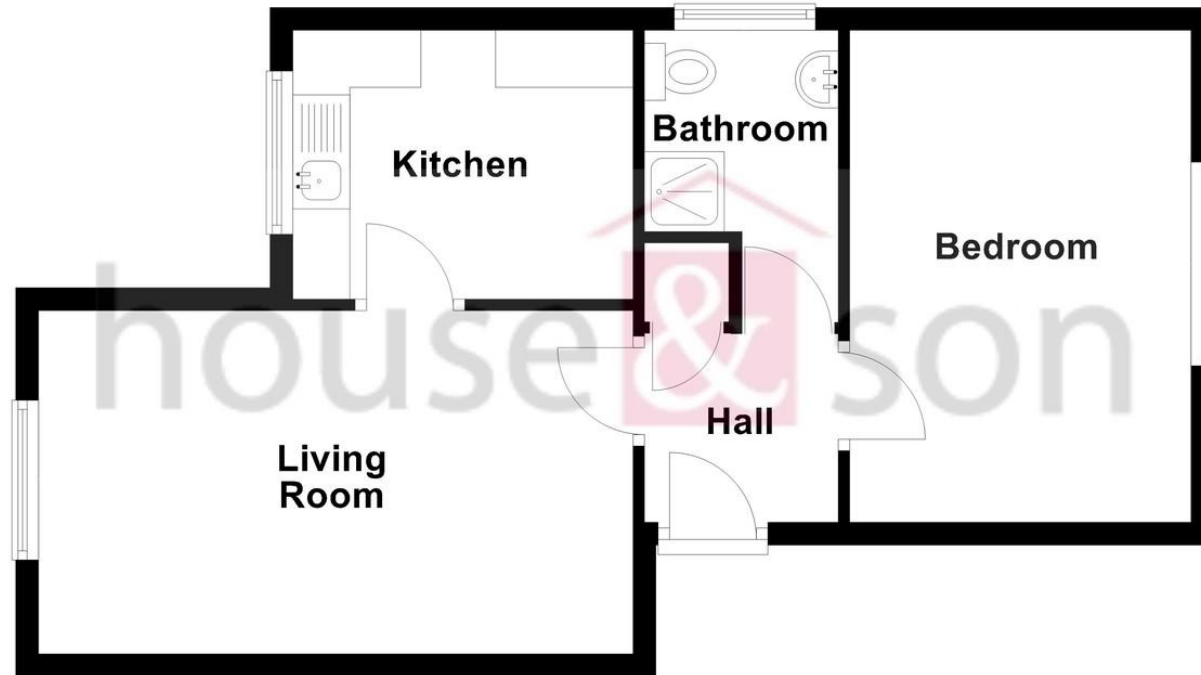
Leasehold with a Freehold title.

Ground Rent - £50.00 per annum.



## Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 44.1 sq. metres (475.0 sq. feet)

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold with a Freehold title.

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

#### Energy performance certificate (EPC)

Part 2 12 Green Road, Bournemouth BH9 2JA	Energy rating <b>C</b>	Valid until 21 April 2028
Property type Total floor area		Ground-floor flat 44 square metres

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements