



house & son

Osborne Road

Bournemouth, BH9 2JJ

OIEO £185,000

- First Floor Flat
- Kitchen/Diner
- Separate Lounge
- Two Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Garden



HOUSE & SON

Two Bedroom First Floor Flat – Long Lease, Garden & Potential Parking – Osborne Road, BH9

Set in a popular and well-connected spot, this bright and tidy two-bedroom first-floor flat is offered with an extended lease (approx. 188 years), and a private garden section. There's also potential for off-road parking (subject to a dropped kerb), making it a smart choice for first-time buyers, downsizers or investors.

Highlights:

Spacious lounge with bay window (14'1" x 11'6")

Fitted kitchen/diner with space for table & appliances

Two bedrooms – double and single with storage

Bathroom with mixer shower tap

Gas central heating (combi boiler, 2018)

Double glazing throughout

Gardens front and rear

Allocated section of rear garden

Lease: Approx. 188 years remaining

Council Tax Band A

Approx. 55 sq m (592 sq ft)

Inside:

Entered via a shared porch, stairs lead to a private hallway. The lounge is bright with a bay window and fireplace. The kitchen has units, an integrated oven/hob, space for white goods and a table and chairs. The main bedroom overlooks the garden, while the second bedroom makes a great office or guest space. The bathroom includes a bath with a mixer tap, a basin and WC.

Outside:

The front garden is laid to hardstanding. A gated path leads to a shared area and the private rear garden section, ideal for relaxing or growing your own.

Tenure:

Leasehold – Approx. 188 years remaining from December 1983

Ground Rent: Peppercorn

Maintenance: Shared as required with the ground floor flat

EPC Rating: D | Council Tax Band: A

LIVING ROOM

14' 1" x 11' 6" (4.29m x 3.51m)

KITCHEN/DINING ROOM

11' 0" x 10' 7" (3.35m x 3.23m)

BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m)

BEDROOM TWO

8' 5" x 5' 3" (2.57m x 1.6m)

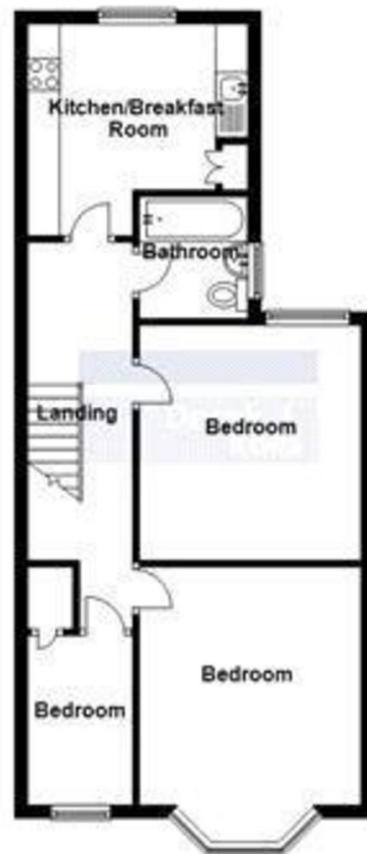
BATHROOM



Ground Floor



First Floor



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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Cymraeg](#)

Energy performance certificate (EPC)

1st Floor Flat 10 Queens Road Bournemouth BH1 1TE 9100 2100	Energy rating D	Valid until 31 November 2021
		Certificate number 9100 2024 1100 2020 2100
Property type	Top-floor flat	
Total floor area	55 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