



**56 BESWICK AVENUE**  
**ENSBURY PARK BOURNEMOUTH DORSET BH10 4EY**

**Asking Price: £359,999 Freehold**



**A 3 Bed Detached Family House with 2 Reception Rooms,  
 Garage & Gardens and adjoining 1 Bedroom Annexe**

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Partners: Mr. G.R.Hansford & Mr. I.M.Galton

## 3 Bed House in Ensbury Park at £359,999 Freehold

Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Lounge, Dining Room,  
Ground Floor Wet Room, Cloakroom, Stairs to First Floor, First Floor Landing, Bedroom One,  
Bedroom Two, Bedroom Three, Bathroom,  
ANNEXE: Entrance Hall, Lounge/Bedroom, Kitchen, Wet Room.

Gas Central Heating (NT), Three Bedroom Detached House with Separate One Bedroom Annexe,  
Two Reception Rooms, Large Garage, Ample Parking, Corner Plot, Viewing Advised, Sole Agents.

The accommodation with approximate room measurements comprises:

### MAIN HOUSE:

**ENTRANCE PORCH** Fully enclosed with window to side aspect. Further glazed door leading to:

**ENTRANCE HALL** Double panelled central heating radiator, under-stair recess, small under-stairs storage cupboard, meter cupboard housing electric meter and electric trip switches, picture rail, naturally coved and artexed ceiling, twin ceiling light points, doors leading to:

**KITCHEN/BREAKFAST ROOM 16'10 x 9'8** Part tiled walls, comprising single drainer bowl and a half stainless steel sink unit with mixer taps and cupboards under, further and extensive range of both floor and wall mounted cupboards and drawers with complementing roll edge worktop surfaces, built in gas hob (NT) with electric oven under (NT), wall mounted Worcester boiler serving domestic hot water and gas central heating (NT), space and plumbing for washing machine, space for tall fridge/freezer, wall mounted central heating programmer (NT), space for tumble dryer, woodgrain effect UPVC double glazed window to rear aspect with frosted woodgrain effect UPVC double glazed door leading to rear garden, small island style breakfast bar, power points, gas cooker connection, inset spot lighting.

**LOUNGE 13'9 x 12'** Sealed unit double glazed window to front aspect, feature focal point brick fireplace with brick hearth and matching and adjoining stone and brick TV/HiFi plinth, central heating radiator, power points, TV Aerial connection, telephone point, picture rail, naturally coved and artexed ceiling, ceiling light point.

**DINING ROOM/RECEPTION ROOM TWO 15'7 x 12'1** Feature brick fireplace with brick hearth and fitted coal-effect fire (NT), matching and adjoining TV/HiFi plinth, built in storage cupboard with sliding doors, sealed unit double glazed frosted window to side aspect, woodgrain effect UPVC double glazed double opening french doors to rear garden, power points, TV Aerial connection, coved and artexed ceiling, twin ceiling light points.

From this room, door leads to:

**WET ROOM** Part tiled walls, fitted shower valve and spray (NT), vanity wash hand basin with mixer taps and tiled splashback, low level WC, chrome plated heated towel rail (NT), frosted sealed unit double glazed window to side aspect, extractor fan (NT), coved and artexed ceiling, wall light point.

**DOWNSTAIRS CLOAKROOM** Fully tiled walls, low level WC, vanity wash hand basin with cosmetic storage cupboard under, double panelled central heating radiator, frosted sealed unit double glazed window to side aspect, ceramic tiled flooring, coved and artexed ceiling, ceiling light point.

From hallway, stairs leading to

**FIRST FLOOR LANDING** Sealed unit double glazed window to side aspect, built in storage cupboard, entrance to loft space with fitted loft ladder, coved and artexed ceiling, ceiling light point. Doors leading to:

**BEDROOM ONE 12' x 10' (to wardrobe fronts)** Rear aspect sealed unit double glazed window, double panelled central heating radiator, power points, built in wardrobes with hanging rail and shelving and matching built in dressing table unit with drawers under, TV Aerial connection, artexed ceiling, ceiling light point.

**BEDROOM TWO 12' x 10'3 (to wardrobe fronts)** Sealed unit double glazed window to front aspect, large range of built in wardrobes with hanging rail and shelving, double panelled central heating radiator, power points, coved and artexed ceiling, ceiling light point.

**BEDROOM THREE 9'6" x 9'6 (max. measurement)** Sealed unit double glazed window to front aspect, central heating radiator, power points, coved and artexed ceiling, ceiling light point.

**BATHROOM/WC** Fully tiled walls, suite comprising panelled bath with twin grip rails, mixer taps and shower attachment, fully tiled shower cubicle, wash hand basin, low level WC, double panelled central heating radiator, sealed unit double glazed window to rear aspect, coved and artexed ceiling, ceiling light point.

### **ANNEXE:**

**ENTRANCE HALL** Entered Via frosted woodgrain-effect UPVC double glazed door. Two central heating radiators, power points, coved and flat plastered ceiling, inset spot lighting, doors leading to:

**LOUNGE/BEDROOM 15'3 x 12'1** Woodgrain effect UPVC double glazed window to rear aspect, central heating radiator, power points, TV Aerial connection, built in wardrobe with sliding doors, hanging rail and shelving, coved and flat plastered ceiling, ceiling light point.

**KITCHEN 8' x 4'8** Part tiled walls, comprising single drainer bowl and a half polycarbonate sink unit with mixer tap and cupboard under, further wall mounted cupboards, roll edge worktop surfaces with under-worktop space for fridge or freezer, space and plumbing for washing machine, gas cooker connection, central heating radiator, power points, extractor fan (NT), coved and flat plastered ceiling, inset spot lighting.

**BATHROOM/WET ROOM** Part tiled walls, comprising fitted shower with shower valve and spray (NT), pedestal wash hand basin, low level WC, wall mounted heated towel rail, frosted woodgrain-effect UPVC double glazed window to front aspect, coved and flat plastered ceiling, extractor fan (NT), inset spot lighting

### **OUTSIDE**

**FRONT GARDEN** Laid entirely to a hardstanding with flower and shrub borders, further area of hardstanding providing off-road parking for at least two vehicles, side screening gate giving access to

**REAR GARDEN** Immediately abutting the property is a paved patio area with timber pergola over, outside water tap, outside lighting. This has a Californian style dwarf brick wall surround and in turn leads to the remainder of the garden which is basically laid to lawn. There is then a pedestrian wrought iron gate giving access to the side of the property and then further double opening wrought iron gates which lead to a concrete driveway providing off-road parking and gives access to a:

**DETACHED DOUBLE GARAGE 18'10 x 13'** Cavity brick construction with pitched interlocking concrete tiled roof, metal up and over door, side aspect window, electric light and power and inspection pit. Doorway leading to a:

**WORKSHOP AREA 12'10 x 7'7** Glazed door and side aspect window. Loft hatch gives access to the space above the garage and the workshop is also fitted with electric light and power.

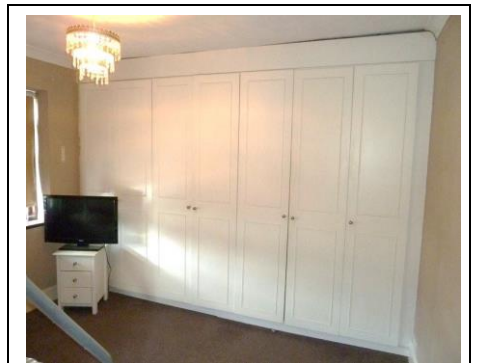
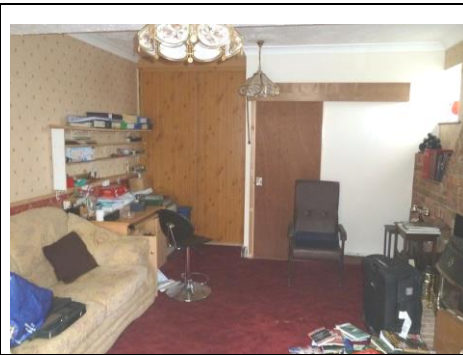
**TENURE** Freehold

**PROPERTY TAX BAND** D (Main House) A (Annexe)

**SERVICES** Mains water, sewerage, gas, electric and telephone line are currently connected. These services, associated equipment and fitted appliances have not been tested by Blackstone and are subject to each authority's own regulations.

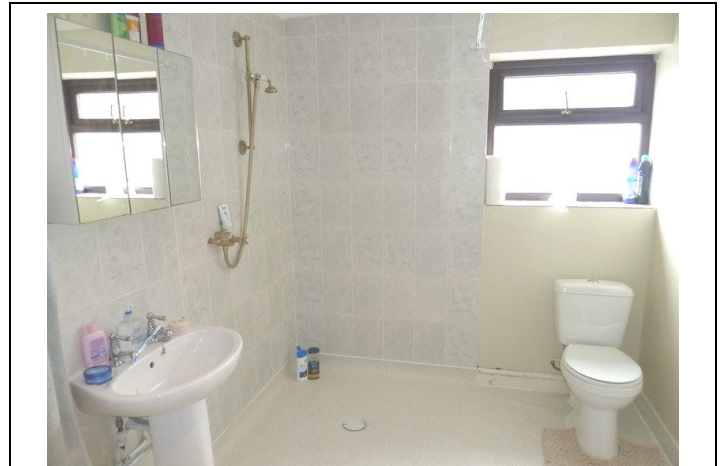
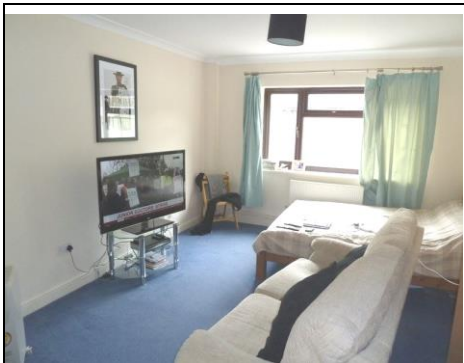
**DIRECTIONS** From the centre of Kinson, proceed along the main Wimborne Road in a westerly direction. Turn 1st left into Kinson Road, then 11th left into Columbia Road. Beswick Avenue is the 8th turning on the right hand side.

## **HOUSE PICS**



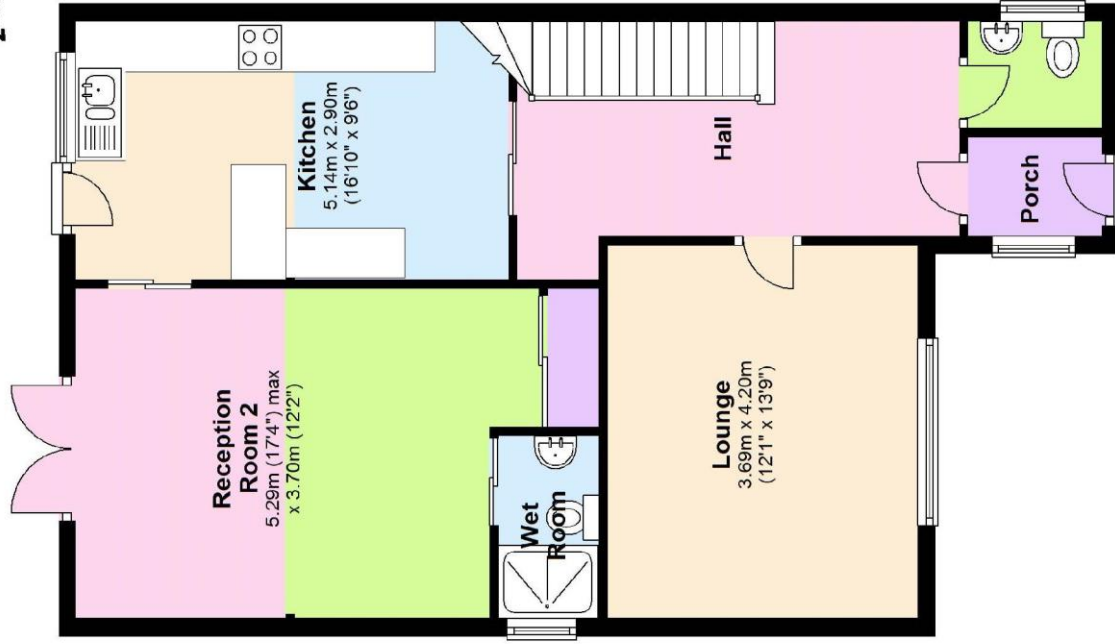


**ANNEXE PICS**



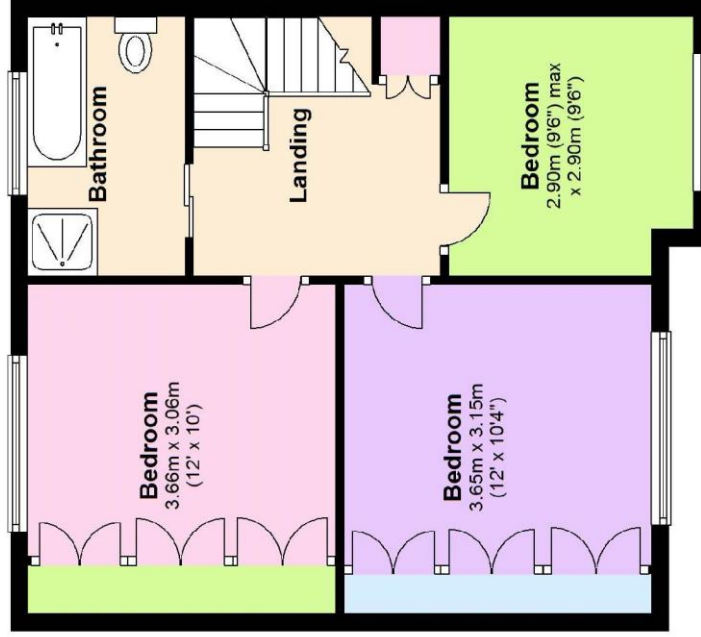
## Ground Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



## First Floor

Approx. 50.8 sq. metres (547.2 sq. feet)

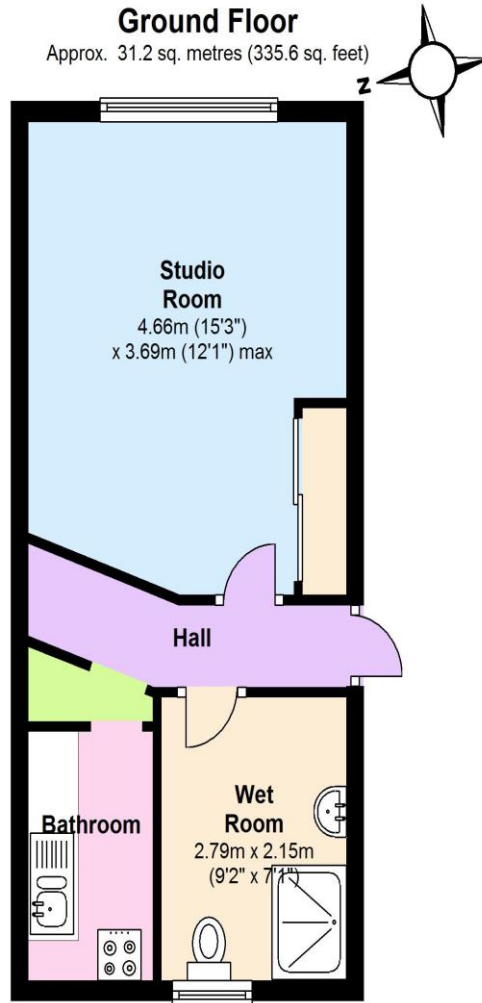


Total area: approx. 123.1 sq. metres (1325.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Ground Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



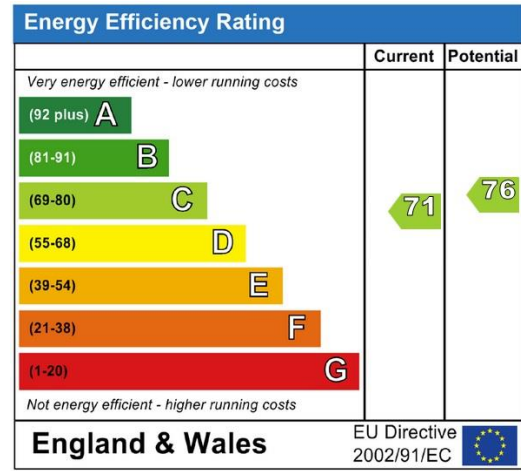
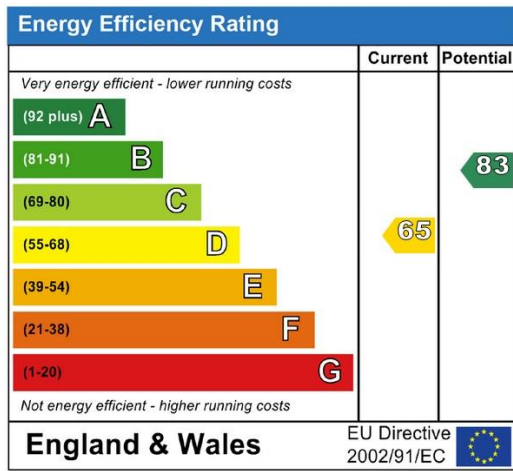
Total area: approx. 31.2 sq. metres (335.6 sq. feet)

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**Measured by Blackstone Estate Agents : IMG/PJM 29/04/2016**

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

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