



## Court Road

Bournemouth, BH9 3DL

£185,000

- Converted First Floor Apartment
- Two Double Bedrooms
- Private Entrance
- Bathroom and Separate WC
- Garden and Parking Space
- In Need of Modernisation
- Vacant Possession
- Close to Local Amenities



## HOUSE & SON

House & Son are delighted to be able to offer for sale this two double bedroom first floor conversion flat. The property benefits from its own private entrance with spacious lobby, stairs to first floor landing with all rooms leading off, kitchen and living room with southerly aspects, two double bedrooms, bathroom with separate WC and outside timber garden shed. The property does require refurbishment and is offered with vacant possession. Castlepoint and local shops at Charminster are all within easy access along with popular schools. Bournemouth town centre is a short drive away.

## OWN ENTRANCE

Own front door to entrance hall/lobby.

## ENTRANCE HALL/LOBBY

**12' 5" x 5' 0" to stair well" (3.78m x 1.52m)**

Understair cupboard, cupboard housing meter and fuse box. Radiator.

## STAIRS TO FIRST FLOOR LANDING

Window to side. Built in cupboard with slatted shelves. Access to loft space.

## LIVING ROOM

**14' 2" into bay" x 12' 0" (4.32m x 3.66m)**

Southerly aspect UPVC double glazed bay window to rear. Radiator. Tiled fireplace with electric fire.

## KITCHEN

**8' 10" x 7' 7" (2.69m x 2.31m)**

Single bowl single drainer sink unit, inset roll top work surfaces with base unit beneath, tiled splashback, range of wall mounted cupboards, wall mounted combination gas fired boiler serving central heating and hot water. Radiator. UPVC double glazed window to rear. Space for gas cooker.

## BEDROOM ONE

**14' 1" into bay" x 11' 11" (4.29m x 3.63m)**

UPVC double glazed bay window to front. Radiator. Textured ceiling.

## BEDROOM TWO

**10' 9" into bay" x 10' 1" (3.28m x 3.07m)**

UPVC double glazed bay window to front. Radiator. Picture rail.



## **BATHROOM**

Suite comprises walk in "sit-in" bath, pedestal wash hand basin. Frosted window to side. Radiator.

## **SEPARATE WC**

Frosted window to side.

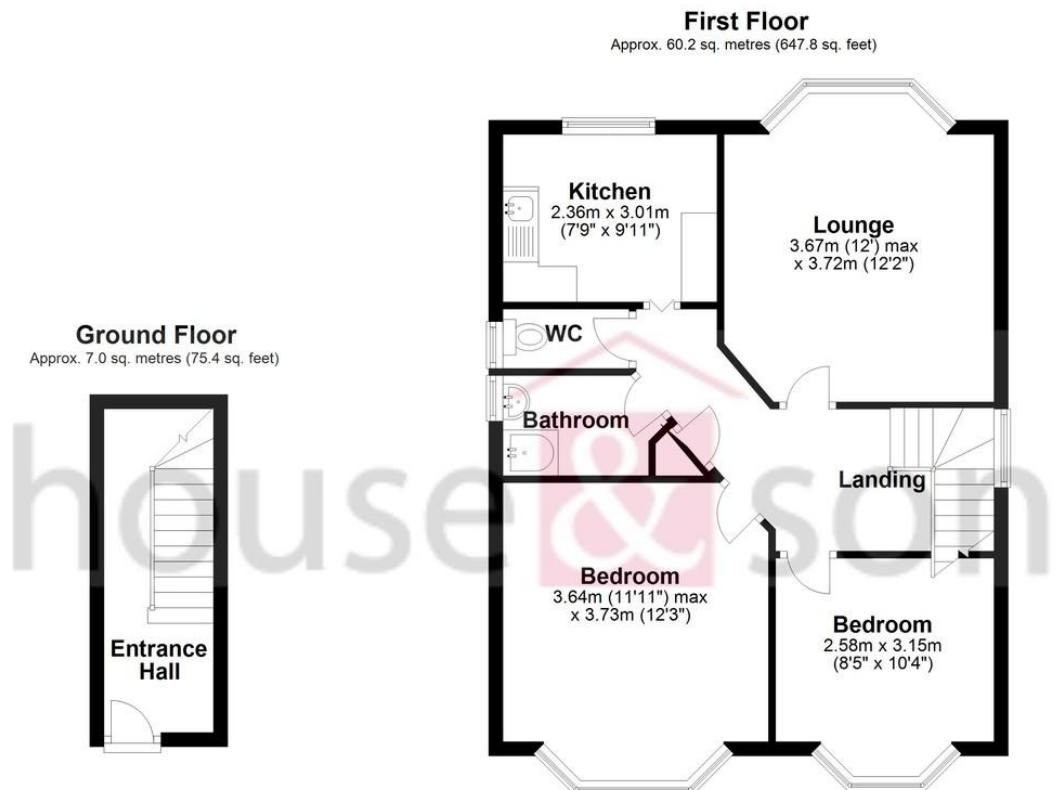
## **OUTSIDE**

Timber garden shed. Garden and parking to front.

## **TENURE**

Lease - 999 years from 25th April 1960 (approximately 934 years remaining).





Total area: approx. 67.2 sq. metres (723.2 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 may include 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.

**COUNCIL TAX BAND**

Tax band B

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

**Energy performance certificate (EPC)**

The Court Road B20 2JL Bournemouth	Energy rating <b>C</b>	10/04/2011	28 May 2016
	Certificate number	1000-1011-1000-1011-7915	
Property type	Top-floor maisonette		
Total floor area	60 square metres		

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