



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)

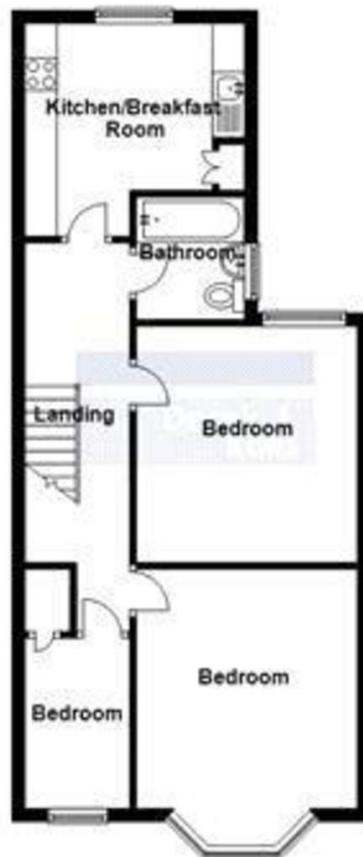
### **BATHROOM**



Ground Floor



First Floor



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### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

### Energy performance certificate (EPC)

Full Floor Plan 348 Wimborne Road Bournemouth BH9 2HH	Energy rating <b>D</b>	Valid until 23 November 2021
	Certificate number W000-2024-1100-2020-2195	
Property type	Top-floor flat	
Total floor area	55 square metres	

### OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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