



Shelbourne Road

Bournemouth, BH8 8RB

£265,000

- Two Double Bedrooms
- Off Road Parking
- Large Rear Garden
- New Lease*
- Mezzanine Area
- Spacious Kitchen
- Utility Area
- Over 74sq Meters



HOUSE & SON

A very unique two double bedroom, ground floor maisonette with a total floor area of some 74 square meters. This property further benefits from a large, private rear garden that spans the width of the property. With a sizeable kitchen, utility area, work-from-home office space, generous lounge/diner and off-road parking this exciting home has everything for a young family or those seeking to downsize.

Located in the popular Charminster area, you can find a choice of local shops, bars and restaurants on the main Charminster road. Additionally, Bournemouth train station, Queens Park, and Queens Park Golf Course are all within walking distance. The property further benefits from being within the catchment for a choice of popular local schools.

PRIVATE ENTRANCE

Accessed via a traditional recessed porch, timber front door leads into reception hallway.

RECEPTION HALLWAY

19' 1" x 5' 9" (5.82 m x 1.75 m)

Access to all principal rooms. Laminate flooring. Space-saving stairs to first-floor mezzanine.

KITCHEN

12' 2" x 9' 6" (3.71 m x 2.9 m)

Kitchen comprising a range of base and wall-mounted units, finished in a cream laminate, one and a half bowl stainless steel sink with drainer to the side, gas hob and electric oven, concealed gas-fired boiler, UPVC double glazed window and UPVC double glazed door to the private back garden. Utility area off.

LOUNGE/DINER

14' 6 into bay" x 12' 11" (4.42 m x 3.94 m)

South facing bay window to the front, feature tiled fireplace, with a timber surround.

MASTER BEDROOM

14' 9 into bay" x 12' 11" (4.5 m x 3.94 m)

Spacious room with a south-facing bay window to the front.

BEDROOM TWO

12' 1 into recess" x 11' 11" (3.68 m x 3.63 m)

Two UPVC double-glazed windows to the rear. Built-in wardrobe.

BATHROOM

White three-piece suite comprising bath with side and end panel, chrome mixer taps and rainwater shower attachment over, pedestal wash hand basin, low level WC and tiled walls.

MAZZANINE

Feature window to side. An ideal work-from-home or storage area.

PRIVATE REAR GARDEN

Fence enclosed. A low-maintenance garden finished in patio slabs. Block-built storage shed.

EXTERNAL CUPBOARD

A large external storage cupboard, brick built and attached to the main residence.

OUTSIDE FRONT

Off-road parking with drop-down over.

AGENT'S NOTE

1. Upon completion, a new lease will be transferred to the purchaser paid for by the proceeds of sale.
- 2 The new lease term shall be - ground rent "zero".
3. Lease 189 years from 1st January 2008.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

2024 Bournemouth Road Bournemouth BH9 2HH	D	11 October 2024 Certificate number: 8111-4221-4559-8790-0002
Property type	Ground-floor flat	
Total floor area	74 square metres	

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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