





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

This ground-floor garden flat has something for everyone. With enviable gardens to the side and rear, it has ample space for relaxation. Or maybe even for a bit of grow your own fruit and vegetables. Furthermore, there is ample off-road parking for the modern family, with two or more vehicles. The off road parking is accessed to the rear of Malvern Close. There is a garden potential (subject to freeholder and BCP Council consent). Internally, there are three good-sized bedrooms, in addition to the generous kitchen, which benefits from a large understairs pantry. A good-sized bathroom, currently configured as a wet room. Modern gas-fired central heating and mostly double glazed.

Better still, this property is fantastically located. Not only are you walking distance to the renowned River Stour nature reserve, in addition to other recreation spaces, but you also fall within the catchment for a number of renowned schools. Including Ephiany, Winton and St Walburgers. There are a variety of local shops, cafes and bars on the high street, in addition to a local retail park. Transportation is also a breeze, with the aforementioned private off-road parking and with major bus routes on your doorstep.

So don't miss out. Give us a call or an email.



COMMUNAL ENTRANCE

Porch door to inner hall.

FRONT DOOR

Private front door to entrance hall.

ENTRANCE HALL

Radiator.

LOUNGE

14' 6 max into bay" x 12' 0" (4.42m x 3.66m)

Southerly aspect, double glazed bay window to the front. Radiator. Focal point fireplace surround. Picture rail. Tall ceilings. Bright and airy space.

KITCHEN

Understair pantry with shelving/storage. Double-glazed window to the side. Stainless steel sink unit and drainer, mixer taps over. Fitted eye-level units, complementing base units incorporating drawers, roll-top work surfaces over. Part tiled wall. Built-in four-ring electric hob. Single combination boiler. Concealed cooker filter hood. Space and plumbing for washing machine, space and plumbing for fridge/freezer. Radiator. UPVC panelled door, access onto the garden.

BEDROOM ONE

12' 3" x 12' 1" (3.73m x 3.68m)

Double glazed window to the rear. Radiator. Outlook over private lawned garden. Picture rail.

INNER HALL

Access to bedrooms two and three, directly accessed from the lounge.



BEDROOM TWO

13' 7" x 9' 7" (4.14m x 2.92m)

Double-glazed window to the front. Radiator. Access to loft storage.

BEDROOM THREE

9' 8" x 8' 7" (2.95m x 2.62m)

Double-glazed window to the rear. Coved ceiling.





BATHROOM

Proofed shower room/wet room. Dual aspect, obscure, double-glazed windows. Part tiled walls, proofed floor. Pedestal wash hand basin and low-level WC. Fitted shower. Extractor fan.

FRONT GARDEN

Mature shrub hedges.

REAR GARDEN/POTENTIAL LAND

A good-sized private rear garden, lawned with established borders. Personal rear gate to off-road parking.

Agent's note: potential for land, subject to qualification from freeholder and BCP Council.

OFF ROAD PARKING

Two off-road parking spaces, access from Malvern Close.

TENURE

99 years from 24th June 1987.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Ground Floor



Total area: approx. 69.8 sq. metres (751.1 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 (Tel: 01202 556006)
Plan produced using PlanUp.

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Energy performance certificate (EPC)

Ground Floor Flat 1060 Wimborne Road BOURNEMOUTH BH9 2DB	Energy rating D	Valid until: 28 October 2035
		Certificate number: 3035-4020-6509-0611-6226

Property type

Ground-floor flat

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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 and 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.