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GROUND FLOOR GARDEN FLAT

£200,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ

- **Ground Floor Garden Flat**
- **50 Square Metres**
- **One/Two Bedrooms**
- **One/Two Reception Rooms**
- **Private Entrance**
- **Section of Rear Garden**
- **One Parking Bay Conveyed**
- **Share in the Freehold**
- **Maintenance 50/50**
- **Ground Rent £Nil**
- **Council Tax Band B**
- **EPC D-Rated**
- **Vacant Possession**
- **No Forward Chain**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ:

Storm porch with tiled floor leads to private entrance front door into:

Entrance Hallway: Papered ceiling with ceiling light point and mains wired smoke detector. Double panelled radiator and television point. Cupboard housing electrics.

Reception Room: **13' x 7' 9 / 3.96m x 2.36m (approx')**. Papered ceiling with railed down light point. UPVC double-glazed window to side aspect with internal window to utility lobby external window. Single panelled radiator. Door to walk in under stairs storage cupboard. TV/media point. Door to utility and archway to:

Kitchen: **6' 4 x 5' 10 / 1.93m x 1.78m (approx')**. Papered ceiling with railed down light point. UPVC double-glazed window to rear aspect and UPVC casement door leading to garden. A range of wall and solid wood base mounted units with work surfaces over. Single bowl single drainer sink unit. Space for electric cooker. Splash back tiling and gas central heating combination boiler.

Utility Lobby: **7' 3 x 4' 6 / 2.21m x 1.37m (approx')**. Papered ceiling with railed down light point. UPVC double-glazed window to side aspect. Tiled flooring, double panelled radiator and space and plumbing for washing machine.

Shower Room: Plain ceiling, ceiling light point and two UPVC double-glazed frosted windows to side aspect. Tiled and clad walls. Shower cubicle with thermostatic valve. Low level WC, pedestal wash hand basin with mixer, panelled radiator & tiled flooring.

Bedroom One / Reception Two: **14' 9 x 12' 1 / 4.5m x 3.66m (approx')**. Naturally coved papered ceiling with ceiling light point. UPVC double-glazed bay window. Two panelled radiators.

Bedroom One / Two: **11' 9 x 9' 11 / 3.58m x 3.02m (approx')**. Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted cupboards.

Outside: **Front of property** one off road parking space conveyed accessed via dropped pavement. Side access gate and pathway leads to:

Rear garden comprising of an area of lawn (not fenced dividing with the neighbouring flat). A further walled courtyard garden is also conveyed with a sheltered recessed area.





