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Sales, Lettings & Block Management

CHARACTER GARDEN FLAT

£235,000



The Whitehouse 30 Surrey Road South, Bournemouth, BH4 9BP

- **First Floor Conversion**
- **Two Bedrooms with Fitted Storage**
- **Lounge Reception & Sep' Kitchen**
- **Private Entrance**
- **Covered Parking (Allocated)**
- **Private Hard Standing Garden**
- **Brick Built Garden Storage**
- **Cul-de-Sac Location**
- **Close to Bournemouth Gardens**

- **Leasehold**
- **87-Years Remaining**
- **Maintenance £60 pm**
- **Ground Rent £100 pa**
- **EPC C-Rated**
- **Council Tax Band A**
- **54 Square Metres**

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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

The Whitehouse 30 Surrey Road South, Bournemouth, BH4 9BP:

Driveway provides access to an undercover allocated parking area with one parking space conveyed. Steps lead up to resident garden terracing to the rear of the building. Private entrance UPVC double-glazed entrance door leads into:

Kitchen: **12' 8 x 8' 6 / 3.9m x 2.6m (approx')**. Plain ceiling with railed low-level down lighting point and two UPVC double-glazed rear aspect windows. A range wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for electric cooker. Space and plumbing for washing machine and space for fridge/freezer. Cupboard housing consumer unit.

Lounge / Diner: **13' 9 x 13' 5 / 4.2m x 4.10m (approx')**. Naturally coved ceiling with ceiling light point. UPVC double-glazed windows to front aspect. Night storage heater point and stripped wooden flooring. TV / media point and telephone point. Cupboard housing pre-lagged hot water cylinder tank with shelved storage.

Inner Hallway: Having plain coved ceiling, ceiling light point and mains wired smoke detector. Stripped wooden flooring.

Bedroom One: **14' 1 x 7' 11 / 4.3m x 2.4m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. Stripped wooden flooring, night storage heater point and fitted wardrobe with hanging rail and further storage.

Bedroom Two: **8' 2 x 7' 7 / 2.5m x 2.3m (approx')**. Having plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Electric heater point and fitted wardrobe with hanging rail and further storage.

Bathroom: Having plain ceiling with ceiling light point and frosted UPVC double-glazed window to rear aspect. Panelled bath with fitted glass shower screen and shower mixer over. Pedestal wash hand basin and low-level WC. Ladder style heated towel rail.

Outside: Private rear garden laid to hard standing with metal railings and access to a brick-built lock-up storage area.

Tenure: **Leasehold: 88-Years remaining**
Charges: **Approx: £60 per month maintenance & £100 p/a ground rent.**
Council tax band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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First Floor

54 Square Metres

581 Square Feet

