

Roberts

Sales, Lettings & Block Management

FREEHOLD PROPERTY

Comprising of Three Flats & Garaging

£700,000



Lowther Road, Bournemouth, Dorset, BH8 8NS

Detached Freehold Character Property Arranged as Three Flats with Block of 4 Garages

109 Sq'M Ground Floor 2-Bedroom Garden Flat

59 Sq'M First Floor 2-Bedroom Garden Flat

53 Sq'M First & Second Floor 1-Bedroom Maisonette

*** EPC: E, C & E * C'Tax Bands: C, B & A ***

Positioned on a Good-Size Southerly Plot

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.

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Flat 1 (Ground Floor): Feature storm Porch to side aspect leading via door into:

Reception Hallway: 14' 5 x 6' 9 / 4.39m x 2.06m (approx').

Plain ceiling, ceiling light point, fitted storage cupboards & fire surround. Radiator & stripped wooden flooring.

Double Reception Room: 23' 7 x 17' 10 / 7.19m x 5.44m (approx').

Plain naturally coved ceiling with arch between both room areas. Two ceiling light points and wall light points. Fire surround with fitted wood burner. UPVC DG bay window to rear aspect and UPVC DG sliding patio doors to garden. Two radiators and stripped wooden flooring.

Kitchen / Diner: 25' 2 x 9' 3 / 7.67m x 2.82m (approx').

Plain ceiling, recessed down lighting. UPVC DG windows to side & rear aspects. UPVC DG door to garden. Front aspect window. Two radiators. Kitchen units with work surfaces over. Single bowl sink and drainer. Space and connection for: dishwasher, washing machine and fridge/freezer. Integrated electric oven with five-burner gas hob and cooker hood. Splash back tiling and tiled flooring. Access door to communal hallway.

Bedroom One: 17' 7 x 14' 7 / 5.36m x 4.45m (approx').

Plain coved ceiling with ceiling light point. UPVC DG bay window to front aspect. Single-glazed window to side aspect. Radiator and built-in double wardrobe. Access to **en-suite WC** with high-level UPVC DG window, wash hand basin, low-level WC and radiator.

Bedroom Two: 12' 7 x 12' 2 / 3.84m x 3.71m (approx').

Plain ceiling with ceiling light point. UPVC DG window to front aspect. Single-glazed window to side aspect. Radiator. Wall mounted GCH boiler. Recessed storage.

Bathroom: 8' 3 x 7' 9 / 2.51m x 2.36m (approx').

Coved & textured ceiling with ceiling light point. Frosted single-glazed window to side aspect. Panelled bath, thermostatic shower over Low level WC, pedestal wash hand basin. Tiled flooring and radiator.

Outside:

South facing rear garden, laid to lawn with an area of decking. Enclosed by fencing with gate to driveway. Two of four garages are conveyed to the ground floor flat. Front garden conveyed giving additional parking

First Floor Storeroom 10' 2 x 7' 8 / 3.10m x 2.34m (approx'): Accessed via communal hallway. Mezzanine access and ladder with Velux. UPVC DG window to rear aspect. Radiator.

Flat 1 Entrance



Flat 1 Hallway



Flat 1 Reception



Flat 1 Double Reception



Flat 1 Kitchen / Diner



Flat 1 Bedroom



Flat 1 Bedroom



Flat 1 Bathroom



Flat 1 Rear Garden



Flat 2 (First Floor)

Communal entrance leading to stairs and landings. Front door entrance at first floor leading into:

Entrance Hallway:

Plain ceiling, ceiling light point and radiator. Central heating thermostat, entry phone, electrics cupboard.

Lounge Reception: 17' 5 x 11' 10 / 5.31m x 3.61m (approx').

Plain naturally coved ceiling, ceiling light point & picture rail. UPVC DG bay window to rear aspect. Radiator, fire surround & TV/media point. Enlarged hatch to kitchen.

Kitchen: 10' 1 x 8' 7 / 3.07m x 2.62m (approx').

Plain ceiling with recessed low-level downlighting. UPVC DG window to side aspect. Wall and base mounted kitchen units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood. Integrated fridge / freezer, integrated washing machine. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.

Bedroom One: 12' 2 x 12' 2 / 3.71m x 3.71m (approx').

Plain coved ceiling, ceiling light point. UPVC double-glazed window to front aspect. Radiator.

Bedroom Two: 12' 1 x 8' 8 / 3.69m x 2.64m (approx').

Plain coved ceiling, ceiling light point. UPVC double-glazed window to front aspect. Radiator.

Bathroom: 8' 8 x 5' 5 / 2.64m x 1.65m (approx').

Plain coved ceiling with recessed low-level downlighting. Frosted UPVC DG window to side aspect. Panelled bath with shower mixer tap and concertina shower screen. Low level WC, pedestal wash hand basin & radiator. Splash back tiling and tiled flooring.

Outside: Area of rear garden to a southerly aspect. One garage conveyed to the first floor flat.



Flat 2 Lounge & Kitchen



Flat 2 Bedrooms & Bathroom



Flat 2's Garden & Garage in Block



Flat 3 – (First & Second (Top) Floor)

Communal entrance leading to stairs and landings. Door to flat at first floor level:

Entrance Lobby: Plain ceiling, ceiling light point and electrics cupboard.

Bedroom: 11' 9 x 10' 2 / 3.58m x 3.10m (approx').

Plain coved ceiling with ceiling light point. UPVC DG window to rear aspect. Convactor heater.

Stairs from entrance lobby to second floor landing

Lounge / Diner: 16' 1 x 14' 8 / 4.91m x 4.47m (approx').

Plain sloping ceiling with ceiling light point. UPVC DG window to side aspect. Wall mounted night storage heater. Eaves storage areas. Entry phone.

Kitchen: 12' x 8' 8 / 3.68m x 2.64m (approx').

Plain sloping ceiling with ceiling light point. Velux window. Wall and base mounted kitchen units with work surfaces over. Single bowl single drainer sink unit. Space for electric oven, space for fridge / freezer and space and plumbing for washing machine. Splash back tiling

Bedroom: 14' 5 x 13' 11 / 4.39m x 4.24m (approx').

Having plain coved ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Three single panelled radiators and premium grade wood flooring.

Bathroom: Ceiling light point and Velux window. Panelled bath, low level WC and pedestal wash hand basin.

Outside: Small area of rear garden to a southerly aspect. One garage conveyed.



Flat 3's Entrance, Bedroom & Landing



Flat 3's Kitchen, Lounge / Diner & Bathroom

110 Lowther Road Grounds

Front of Property

Front garden conveyed to Flat 1 (ground floor flat) and is enclosed by a front wall and screening hedges. Being of a decent depth and accessed via the driveway, the front garden offers potential for additional parking for two / three vehicles.

Dropped pavement allows vehicular access via driveway to the block of garaging towards the end of the plot.

Enclosed Rear Garden

Again, conveyed to Flat 1 (ground floor flat) and an area at the end of the enclosed plot is conveyed to Flat 3 (top floor flat). This enclosed garden is laid to lawn with fenced boundaries and gate giving access from the driveway by foot.

Block of Four Garages

Having up-and-over doors, Flat 1 has the benefit of two garages conveyed. Flats 2 & 3 have one garage conveyed.

Garden to Rear of Block of Garages

Conveyed to Flat 2 (first floor flat) is in itself a generous sized garden plot. Foliage currently being removed and having a large wood decking area. An array of mature and established trees, bushes and shrubs.

Front Aspect



Flat 1 Entrance



Flat 2 & 3 Entrance



Driveway



Flat 2's Garden & Garage Block



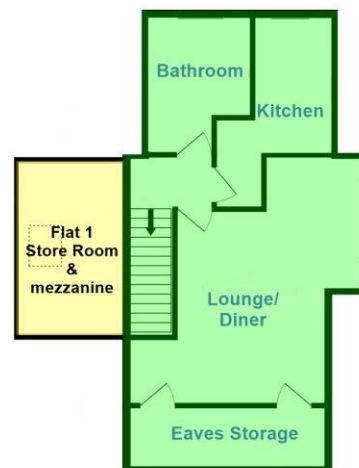
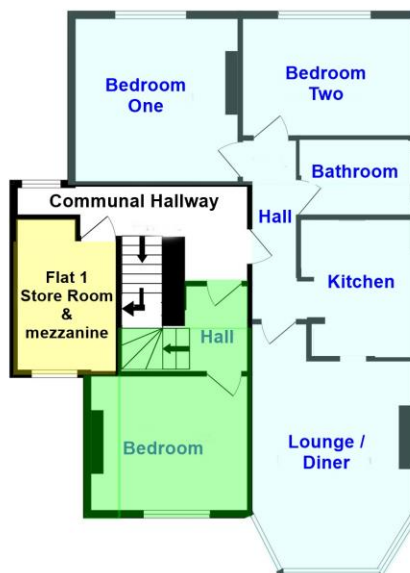
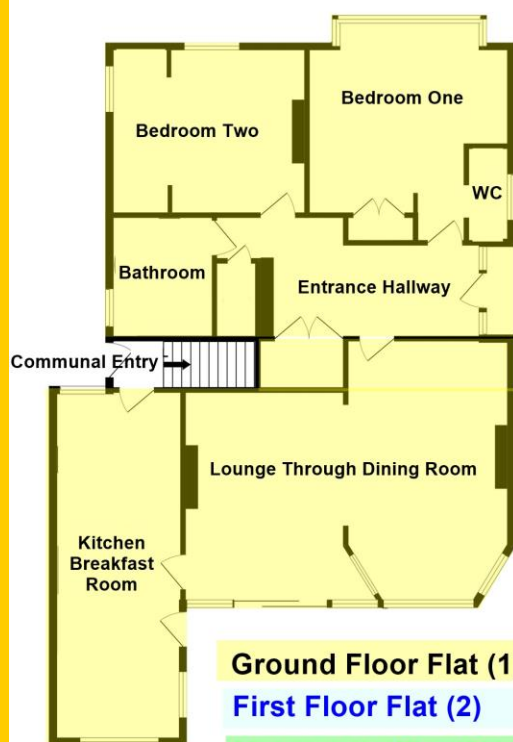
Garage Block



Ground Floor

First Floor

Second Floor



Ground Floor Flat (1)

First Floor Flat (2)

Maisonette Flat (3)

Overall Area of:
256 Square Metres / 2759 Square Feet



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