



BOURNEMOUTH, DORSET

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| LOCATION | Bournemouth Travel Interchange and business district within 600 yards. Cliff Top and Zig Zag path approx. ½ mile (on foot). Bournemouth Square just over 1¼ miles. Bournemouth Pier within 1½ miles. |
| FEATURES | Overlooking pleasure gardens with bowling greens and tennis courts. Passing trade. Flexible accommodation. Televisions with Freeview. Gas fired central heating. Double glazing throughout. Retiled roof. Pine furnishings to the majority. Burglar alarm. Modern digital CCTV system. South facing garden. Ideal home and income. Potential to extend into roof space. |
| SUMMARY OF ACCOMMODATION | 6 Letting Bedrooms (all en-suite). Dining Room/Lounge (14/18 covers). Owners' Garden Suite. |
| TRADING & BUSINESS | Accounts are available to the year ended 2013. The owners currently occupy the property as their private residence. |
| LICENCES/ PERMISSIONS | A Residential Premises Licence has previously been held. |
| RATEABLE VALUE | Council Tax Band "E". Information taken from the Valuation Office Agency website. |
| TENURE | FREEHOLD. |
| PRICE | £450,000 to include furnishings, fittings and equipment as per inventory to be prepared. |

Dorchester t: 01305 268096 • Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Ref: H10155
IP418050

Fully glazed UPVC Conservatory with intercom opening into:

RECEPTION HALL With fire alarm control panel, large wall mirror, walk in linen cupboard, under stairs storage cupboard/locking spirits store.

PRIVATE SHOWER ROOM With corner cubicle, pedestal wash hand basin, low flush WC, vinyl flooring, water softener.

LOUNGE/DINING ROOM Suitable for 14/18 covers with splayed bay window overlooking pleasure gardens, television point, original marble fire surround with Victorian inset and grate, feature ceiling rose and cornice. NB This room is presently occupied as a private lounge.

KITCHEN With range of fitted wall and base units, roll edge work surfaces over, inset 1½ bowl stainless steel sink unit, dishwasher, slot under refrigerator, ground coffee machine, stainless steel water urn, stainless steel 6 burner Smeg oven with stainless steel splashback and Smeg stainless steel extractor hood over, wash hand basin, fluorescent strip lighting. Door to rear.

PRIVATE ACCOMMODATION

Inner Hall with Office Area, fitted shelving, telephone point. **Living Room** with casement doors onto rear garden into splayed bay window, original marble fire surround, brick inset and hearth, feature ceiling rose and cornice, 2 television points, comfortably seating 6 persons. **Bedroom** DOUBLE with fitted wardrobes. NB The living room is currently arranged as a bedroom and the bedroom a dining room.

FIRST FLOOR

Landing With fitted storage cupboards.

BEDROOM 2 FAMILY 4/5 with splayed bay window, fitted wardrobe, en-suite shower room.

BEDROOM 3 DOUBLE with built in wardrobe, en-suite shower room.

NB Bedrooms 2 & 3 are currently occupied as an apartment.

BEDROOM 4 FAMILY 3/TRIPLE with triple aspect, en-suite shower room.

BEDROOM 5 FAMILY 3/4 with splayed bay window, en-suite shower room.

SECOND FLOOR

BEDROOM 6 DOUBLE with dormer window, built in wardrobe, en-suite shower room.

BEDROOM 7 DOUBLE with dormer window, en-suite shower room.

OUTSIDE

To the front of the property there is a tarmacadam forecourt for 3 vehicles with 2 further vehicles parking on the road. To the side is a covered **Utility Area** with access to the front and rear of the property, plumbing for washing machine and gas point, into **Garage** with power and lighting. **Boiler House**. To the rear is a south facing garden arranged as a patio with raised ornamental patio flower and shrub borders. **Timber Workshop**. **Timber Tool Shed**. **Summerhouse/Laundry Room** with power and light. Steps to further raised decked terrace with **hot tub**.



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This is how energy efficient
the building is.