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AVALON
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Cash Buyers Only - Investment
Charminster, BH8


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Offers invited £175,000

Avalon Estates - Cash Buyers- A 3 Bedroom first floor Maisonette Style Garden Apartment. This spacious apartment occupies the entire upper floor of an older style detached house. The third bedroom has been tastefully created in a quality loft conversion. The property is located within a popular residential road, which allows for easy access to the Charminster's vibrant high street. Additional benefits of this spacious property include off road parking to the front and an enclosed garden area to the rear. Presently the property has a lease with approximately 60 years remaining.



Entrance Hallway

Double glazed door into hallway. Textured ceiling with light point and stairs leading to first floor landing.

First Floor Landing

A Double-glazed window to side aspect, textured ceiling with light point, ceiling mounted smoke alarm, Loft access hatch, doors off to all accommodation.

Bathroom

2x Obscure double-glazed windows to side aspect, ceiling light point. Panelled bath with mixer tap and shower attachment, pedestal hand wash basin, LLWC. Built in storage cupboard, part tiled walls, vinyl flooring.

Bedroom One *11'4" x 10'2" max 3.45m x 3.09m*

1x Double glazed window to rear aspect, textured ceiling with light point 1 x Radiator.

Bedroom Two *11'4" x 7'2" 3.45m x 2.18m*

1x Double glazed window to rear aspect, textured ceiling with light point, 1 x Radiator.

Bedroom 3 *16'3" x 10'2" 4.95m x 3.09m*

Accessed via a paddle style staircase from the lounge area. Pitched ceiling with inset spotlights, 2x Double glazed Velux style windows to the side aspect.

Kitchen *10'11" x 9'1" 3.32m x 2.76m*

Textured ceiling with light point, 1 x Double glazed window to side aspect, a range of base and wall mounted storage cupboards, a roll top work surface with an inset one and a half bowl stainless steel sink and draining board with mixer tap over. Space for an electric cooker. Space for upright fridge freezer, space and plumbing for washing machine. Wall mounted recently installed Glo-Worm combination boiler.

Lounge/Diner *18'7"max x 13'9" into bay 5.66m x 4.19m*

Textured ceiling with light point, 1 x Double glazed window to front aspect, 1 x Double glazed box bay window to front aspect, feature fireplace with inset gas fire with marble effect inset and hearth wooden mantle over. Staircase which gives access to bedroom three.

The Rear Garden

The garden is enclosed and comprises of a small grassed area which adjoins a paved patio. A large metal storage shed is located in the far corner.

The Front

The property is accessed from the road via a dropped kerb which allows for off road parking, a pathway extends along the side of the property which leads to the enclosed rear garden.

