

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

81

62

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Energy Efficiency Rating

Lower Ground Floor

Bedroom

2.62m x 2.47m
(8'7" x 8'1")

Bedroom

4.43m x 2.65m
(14'6" x 8'8")

Hallway

Bathroom

Ground Floor

En-suite

Room

3.70m x 3.58m
(12'2" x 11'9")

WC

Bedroom

3.70m x 3.58m
(12'2" x 11'9")

Landing

Garage

5.10m x 2.56m
(16'9" x 8'5")

First Floor

Kitchen

4.41m x 2.35m
(14'6" x 7'8")

Dining Area

4.41m x 2.78m
(14'6" x 9'1")

Lounge Area

3.84m x 5.22m
(12'7" x 17'1")

Balcony

10 | St Ives Gardens | Bournemouth | BH2 6NS

£425,000 Freehold

EVERETT HOMES

Sales | Lettings | Land



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.



Entrance

Via front aspect UPVC double glazed door giving access through to the Entrance Hall.

Entrance Hall

Radiator, coved ceiling, ceiling light point, stairs leading to the lower ground floor, stairs leading to the first floor accommodation, double doors to a storage cupboard with further cupboards over.

Bedroom One

Spacious double room, a variety of fitted furniture providing ample hanging space and shelving for storage, rear aspect double glazed window, coved ceiling, ceiling light point, radiator, door to En-Suite.

En-Suite

Tiled walls, close coupled WC, pedestal wash hand basin with mixer tap, fitted mirror and light over, corner tiled shower cubicle with thermostatic shower unit, ceiling light point, rear aspect double glazed window.

WC

Pedestal wash hand basin with pillar taps, close coupled WC, tiled floor, ceiling light point, extractor.

Garage

Integral Garage, ceiling light point, power points, up and over door.

Lower Ground Floor Hallway

Double doors to a storage cupboard housing a pre-lagged hot water cylinder and boiler serving domestic hot water and central heating systems, ceiling light point, wood effect laminate flooring, radiator.

Bathroom

Continuation of wood effect laminate flooring, close coupled WC, pedestal wash hand basin with mixer tap, fitted mirror and light over, ceiling light point, coved ceiling, bath with tiled surround and mixer tap, heated towel rail, part tiled walls, extractor.

Bedroom

Currently used as a store room, rear aspect double glaze door giving access through to the Rear Garden with adjacent double glazed window, ceiling light point, power points, fitted shelving, radiator, continuation of wood effect laminate flooring.

Bedroom Two

Spacious double room, radiator, rear aspect double glazed window, coved ceiling, ceiling light point, sliding door wardrobe providing ample hanging space and shelving for storage.

Living Room

Two front aspect double glazed windows, front aspect double glazed door giving access through to the Balcony, two ceiling light points, coved ceiling, archway giving access through to the Dining Room, feature fire surround.

Dining Room

Rear aspect double glazed window, coved ceiling, ceiling light point, power points, radiator.

Kitchen

Fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, space for freestanding fridge freezer, part tiled walls, power points, radiator, door to a larder, inset to ceiling spot lights, rear aspect double glazed window, space and plumbing for washing machine, inset sink unit with mixer tap, space for cooker, concealed extractor hood over.

Outside

Tiered Garden, predominately laid to paving for ease of maintenance, enclosed by panelled fencing.