



Total area: approx. 343.8 sq. metres (3700.7 sq. feet)

Bournemouth Energy Floor Plans are provided for information purposes only. Not drawn to scale. Areas shown and accept no responsibility for any omissions or misstatements. 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 Planipr.





25A

Hallway

2.41m x 1.05m (7' 11" x 3' 5") Accessed through an obscured glazed door, laminate flooring, stairs leading to first floor, split level stairway providing a halfway landing, feature stained glass window.

Kitchen

4.79m x 3.0m (15' 9" x 9' 10") Laminate flooring, a matching range of wall and base units with laminate work surfaces over, wall mounted gas boiler, sink and part tiled walls.

Bedroom 1

5.95m x 4.54m (19' 6" x 14' 11") Good size bedroom with bay window, carpet throughout, blocked off fire place with tile surround and marble mantle.

Bedroom 2

5.50m x 4.55m (18' 1" x 14' 11") Timber laminate floor, bay window, blocked off fire place with tile surround and marble mantle.

Bedroom 3

3.67m x 3.22m (12' 0" x 10' 7") window, Cast iron fireplace (currently blocked)

Bedroom 4

4.87m x 4.57m (16' 0" x 15' 0") Bay window, cast iron fireplace (blocked)

Bathroom

3.0m x 1.75m (9' 10" x 5' 9") Timber laminate floor, panelled bath and wash hand basin, vanity unit, air vent, part tiled panelled walls.

Separate WC: 1.84 x 0.94

25B

Side aspect door leading straight into Kitchen:

Kitchen

4.67m x 3.0m (15' 4" x 9' 10") Tiled floor, cupboard housing electric and gas meters, range of wall and base units, inset to chimney breast with tiled surround.

Bathroom (L-Shaped)

2.91m x 1.93m (9' 7" x 6' 4") - stone floor, part tiled walls, panelled bath, wall mounted electric heater, WC.

Hallway

2.55m x 1.07m (8' 4" x 3' 6") timber floor, stairs leading to first floor.



Living Room

4.24m x 4.04m (13' 11" x 13' 3") Part tiled part timber floor, gas fireplace with timber surround, part glazed door to communal garden, storage cupboard.

Landing

Access to bedroom 1, door to stairs providing access to the second floor.

Bedroom 1

4.25m x 4.16m (13' 11" x 13' 8") Timber boarded floor, built in cupboard, fireplace with tiled surround.

Attic Room

9.05m x 6.22m (29' 8" x 20' 5") - Substantial room, currently used for storage.

Storage Room / Water Tank Room

3.84m x 3.27m (12' 7" x 10' 9")

25C

Period Glazed porch with access to:

Reception Hallway

3.52m x 2.40m (11' 2" x 7' 10") timber floor, ornate ceiling, partly used as a dining area.

Sitting Room

5.9m x 4.87m (19' 4" x 16' 0") Substantial room with large bay window, fireplace with tiled surround, sash window.

Bedroom

6.02m x 4.53m (19' 9" x 14' 10") Timber floor, bay window, large cupboard housing gas boiler, pedestal wash hand basin and air vent.

Bathroom

3.0m x 1.18m (9' 10" x 3' 10") - panelled bath, wash hand basin, cupboard inset to wall.

Inner Hall

2.31m x 0.86m (7' 7" x 2' 10")

Kitchen

3.0m x 1.64m (9' 10" x 5' 5") Tiled floor, matching wall and base units, single sink with laminate roll top work surface.

Studio

Entrance Hallway

2.45m x 1.97m (8' 0" x 6' 6") With tiled floor, door through to storeroom,

Main Room

5.09m x 3.51m (16' 8" x 11' 6") Small Kitchenette to one side, access to shower room

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.

