



857 Wimborne Road

Moordown, Bournemouth, BH9 2BG

Price Guide £145,000



Road Map



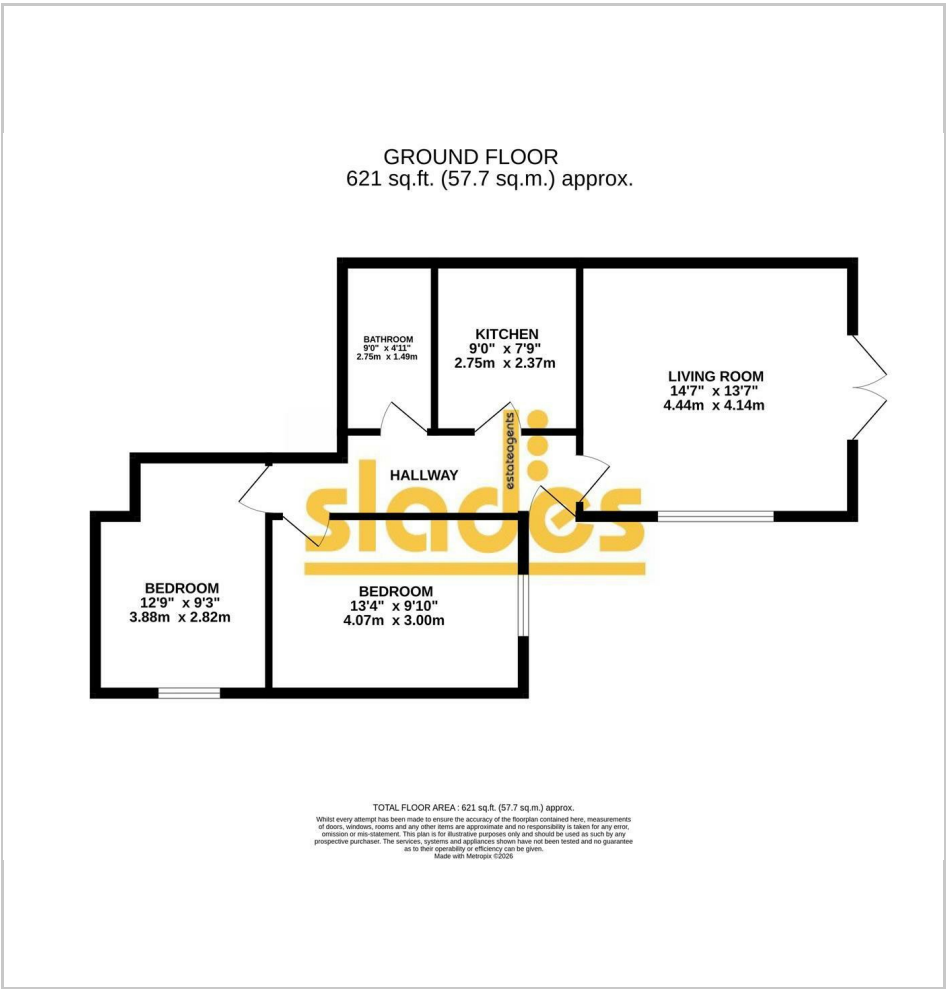
Hybrid Map



Terrain Map



Floor Plan



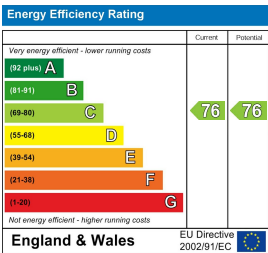
- RECENTLY DECORATED GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE
- 2 DOUBLE BEDROOMS
- KITCHEN
- BATHROOM
- 14ft LOUNGE
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN
- LONG LEASE
- NEARBY STREET PARKING

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



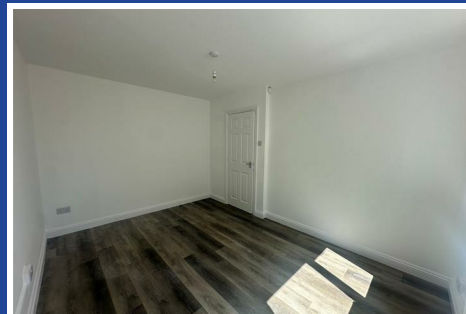
Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** NO FORWARD CHAIN ** A recently redecorated two bedroom, GROUND FLOOR FLAT, with private GARDEN close to all local amenities.**



The accommodation with approximate room sizes comprises of a rear entrance via the side gate from Wimborne Road which leads to a wood panelled front door with a glazed screen into the

ENTRANCE HALL

with pendant lighting, smoke alarm, wall thermostat for central heating control, cloaks hanging area and low level cabinet housing the consumer unit. Doors to

LIVING ROOM

being of a generous size with a central pendant light, convection radiator with thermostatic valve, uPVC double glazed window to the side elevation and uPVC casement doors leading to the PRIVATE PATIO AND GARDEN area beyond.

KITCHEN

with strip light, convection radiator. and an extensive range of wall and base level cabinets with rolled edge working surfaces and tiled splashback incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Built in four ring electric hob with under counter electric oven and chimney style extractor over. Space and plumbing for washing machine and space for under counter fridge or freezer also space for full height fridge freezer if required. Wall hung 'Valiant' gas central heating boiler with adjacent programming controls.

BEDROOM ONE

having a central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation

BEDROOM TWO

having a central pendant light, convection radiator with thermostatic valve and frosted glazed uPVC window to the side elevation.

BATHROOM

having a central light fitting, extractor unit and convection radiator with a thermostatic valve. Modern white suite comprising of a panel enclosed bath with chrome mixer tap and shower attachment over. Close couple WC with dual central flush and vanity style sink unit with chrome monoblock tap.

OUTSIDE

The property benefits from its own PRIVATE ENTRANCE door and a GOOD SIZED PRIVATE GARDEN to the rear of the property which can be accessed via the patio doors from the living room. The PRIVATE GARDEN is fully enclosed by panel fencing and enjoys a sunny aspect.

TENURE

We understand that the lease is 125 years from 24th June 2000 and the current ground rent is £300 per annum



