

Property details **approval form**

16 Bingham Road, Bournemouth, Dorset, England, BH9 1BS

Date: 18 July 2025

Property Ref and Version: WIN306640 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > ON ROAD PARKING
- > LONG LEASE
- > TWO DOUBLE BEDROOMS
- > GROUND FLOOR
- > LARGE REAR CONSERVATORY
- > NO ONWARD CHAIN

○ Short Description

Welcome To Bingham Road BH9. This property is a Two double bedroom ground floor flat with off road parking, no onward chain, a long lease, rear garden and large conservatory to the rear. The property is currently an investment and rents for £1250PCM

○ Long Description

Spacious 2-Bedroom Ground Floor Flat with Garden - No Forward Chain

Offered to the market with no forward chain, this well-presented two double bedroom ground floor flat is ideally located just a short distance from Winton High Street and benefits from excellent access to local transport links.

The property features a spacious lounge, two generously sized double bedrooms, galley kitchen with side access door and wall and base units, free standing appliances, and a well-maintained rear garden, perfect for outdoor relaxation or entertaining. On-street parking is available to the front.

This home presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. The flat is currently tenanted at £1250PCM and will be offered with vacant possession from November 2025, providing plenty of time for forward planning.

Don't miss your chance to secure a conveniently located, chain-free property in one of Bournemouth's most accessible areas.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Laminate flooring with radiator and understairs cupboard.

Lounge

13' x 10' 9" (3.96m x 3.28m)

Rear aspect double glazing with two radiators, boarded feature fireplace, laminate flooring and door to conservatory.

Kitchen

13' 6" x 6' 7" (4.11m x 2.01m)

White walls & base units with radiator and side aspect door plus double glazing. Free standing appliances with vinyl flooring and half tiled walls.

Conservatory

15' 8" x 12' 7" (4.78m x 3.84m)

Brick built with french doors to patio. Llaminate flooring, radiator and side aspect double glazing.

Bedroom 1

14' 2" x 14' (4.32m x 4.27m)

Front aspect double glazing bay windows with radiator.

Bedroom 2

10' 6" x 9' 9" (3.20m x 2.97m)

Rear aspect door into conservatory with radiator, airing cupboard plus combi boiler

Bathroom

7' x 5' 4" (2.13m x 1.63m)

Velux side aspect double glazed window with heated towel rail, tiled floor and around bath with WC, wash hand basin and bath with shower over.

Rear Garden

Decking and patio with beautiful palm trees and bamboo with right hand side access,

Parking

On street parking

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Thomas Reid		
Mrs L. Westmoreland		