



## 51 Stokewood Road

Bournemouth, Dorset, BH3 7ND

Asking Price £269,950





## Road Map



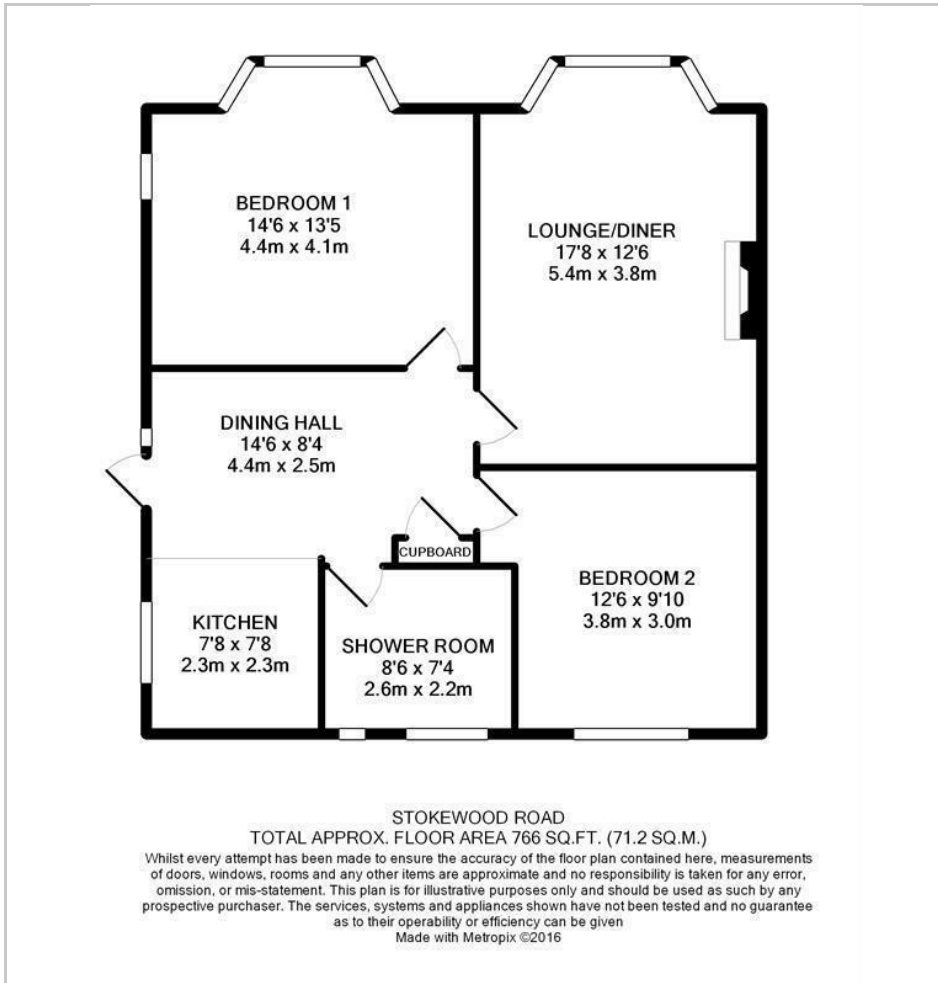
## Hybrid Map



## Terrain Map



## Floor Plan



- Private Entrance
- 17ft Lounge
- Spacious Reception/Dining Hall
- Modern Fitted Kitchen
- Luxury Shower Room
- uPVC Double Glazing
- Gas Central Heating
- 2 Double Bedrooms
- Sought After Road in BH3
- Sole Agents

## Viewing

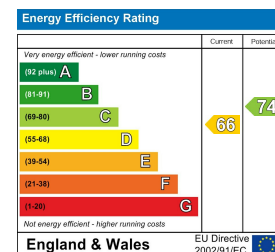
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**\*\* BUY TO LET INVESTORS ONLY \*\* A bright, spacious and very well presented 2 DOUBLE BEDROOM, 2 RECEPTION ROOM first floor period apartment in sought after location. NO CHAIN.**



The accommodation with approximate room sizes comprises of an external staircase to first floor, uPVC double glazed door with adjacent side screen leading to;

**Reception/ Dining Hall**  
14'9 x 8'4 (4.50m x 2.54m)

naturally coved ceiling with inset directional spotlights and access to loft space. Picture rail, radiator and laminate wooden flooring. Recessed cupboard with electricity meter and fuse trip switches and further recessed STORAGE CUPBOARD.

**Living Room**  
17'5 x 12'6 (5.31m x 3.81m)

naturally coved ceiling, picture rail and wall lights. Radiator and feature fireplace surround with polished stone back plate and matching hearth. uPVC double glazed splayed bay window to the front elevation

**Kitchen**  
7'7 x 7'7 (2.31m x 2.31m)

recessed ceiling spotlights, uPVC double glazed window to the side elevation and range of recently installed high gloss kitchen cabinets with integrated full height fridge freezer and washing machine. Stainless steel under counter electric oven with four burner hob and stylish extractor unit over. Matching cabinet housing the recently installed gas combination boiler. Laminate wooden floor.

**Bedroom 1**  
14'6 x 13'6 (4.42m x 4.11m)

naturally coved ceiling, inset directional spotlights, picture rail, radiator and uPVC double glazed splayed

bay window to the front elevation and further frosted glazed uPVC window to the side.

**Bedroom 2**  
12'6 x 10' (3.81m x 3.05m)

central ceiling light, picture rail, radiator and uPVC double glazed window to the rear elevation.

**Shower room**

recessed spotlights, 3/4 tiled walls and matching floor tiling. Large walk in shower enclosure, modern wall hung vanity sink unit with built in storage and close coupled WC. uPVC frosted glazed window to the side elevation. Ladder style heated towel rail.

**Outside/ Tenure**

we understand that a portion of the front garden is conveyed with the property and this is laid to lawn. The property is LEASEHOLD with in excess of 150 years remaining. There is a GROUND RENT of £150 per annum, BUILDING INSURANCE for the current year was £250.00. MAINTAINANCE is shared with the ground floor flat on an 'as and when' basis.

