



336a Wimborne Road

Winton, Bournemouth, BH9 2HH

Price Guide £169,950



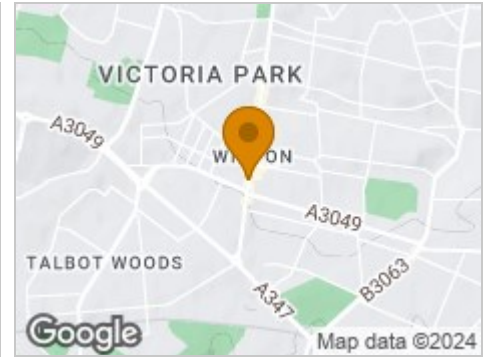
Road Map



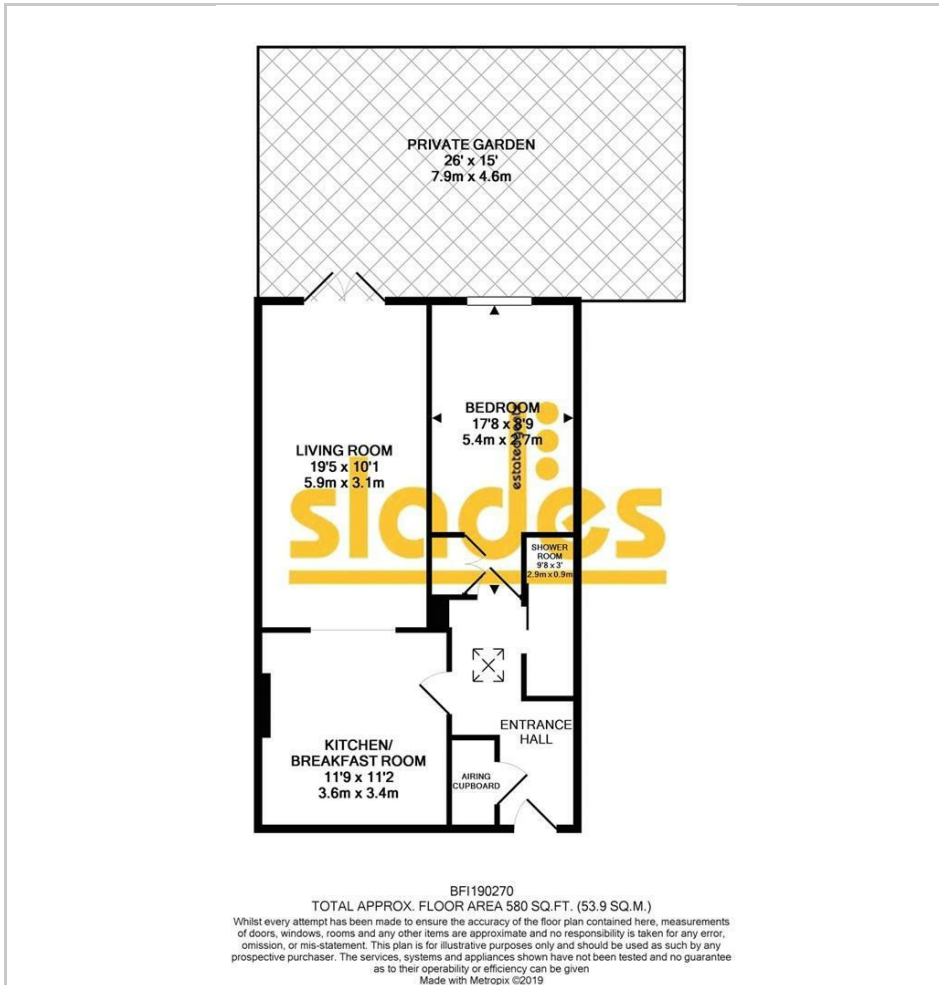
Hybrid Map



Terrain Map



Floor Plan



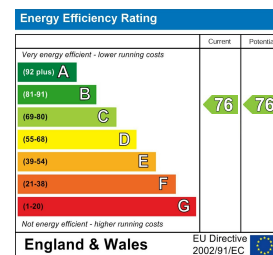
- Secure Courtyard Entrance
- Close By Parking Available
- Modern Kitchen/ Diner
- Large Living Space onto Garden
- Large Bedroom
- Shower Room
- Private Garden

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** IDEAL INVESTMENT PROPERTY OR FTB ** A modern 1 bedroom bungalow style apartment boasting modern and very spacious accommodation with private west facing garden.**



The accommodation with approximate room sizes comprises access via a pathway between 336 and 338 Wimborne Road, at the end of the pathway there is a private gate to a small courtyard area and further uPVC panel glazed front door leading to the

ENTRANCE HALL

inset LED lighting, feature tunnel roof window, laminate flooring and large airing/storage cupboard housing a mains pressure hot water cylinder and wall mounted electricity consumer unit. Doors to

LIVING ROOM

19'5 x 10'1 (5.92m x 3.07m)

with inset LED spot lighting, modern electric heating and uPVC double glazed casement doors leading to private rear garden. Archway to

KITCHEN/ BREAKFAST ROOM

11'2 x 11'9 (3.40m x 3.58m)

with LED spotlights, extensive range of high gloss finished kitchen cabinets with feature square edge working surfaces, inset polycarbonate sink with mixer tap over, built in under counter oven and stainless steel chimney style extractor hood. Space for automatic washing machine, integrated full height fridge freezer and ample dining space.

BEDROOM

17'8 x 8'9 (5.38m x 2.67m)

with central pendant light, modern electric heating and uPVC double glazed window overlooking private garden. Double width built in wardrobe/storage cupboard.

SHOWER ROOM

accessed via a sliding door from the entrance hall with inset LED spotlights and $\frac{3}{4}$ tiled walls. Modern white suite comprising of a large with a walk-in shower cubical with thermostatically controlled mixer taps, a close coupled WC and a wash hand basin. Ceramic tiled floor.

PRIVATE GARDEN

from the lounge area there is a good size PRIVATE SOUTHERLY FACING GARDEN measuring approximately 26' x 15' which is fully enclosed by panelled fencing and laid partially to artificial grass and some patio. There is also a feature raised flower bed.

TENURE

We understand the property is LEASEHOLD with approx 117 years remaining, GROUND RENT £200.00 per annum. MAINTAINANCE we are informed is approx £1200.00 per annum.

