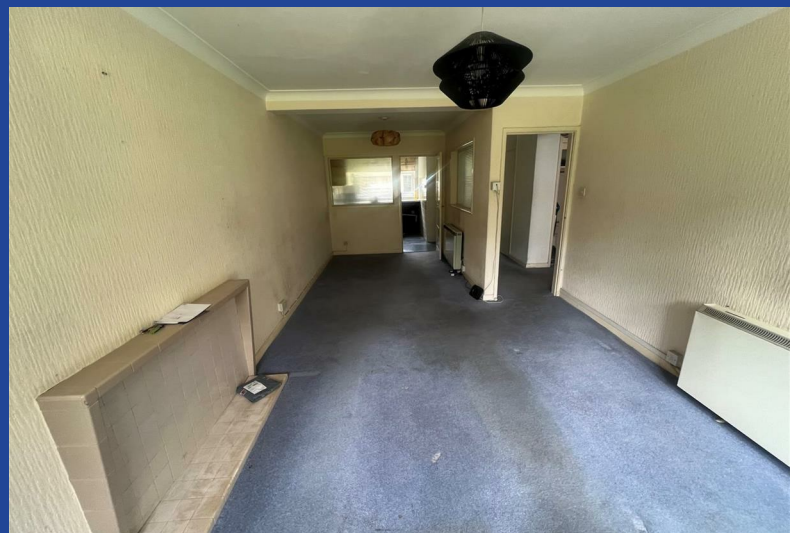




## 21 Marlborough Road

Westbourne, Bournemouth, BH4 8DD

Price Guide £225,000



## Road Map



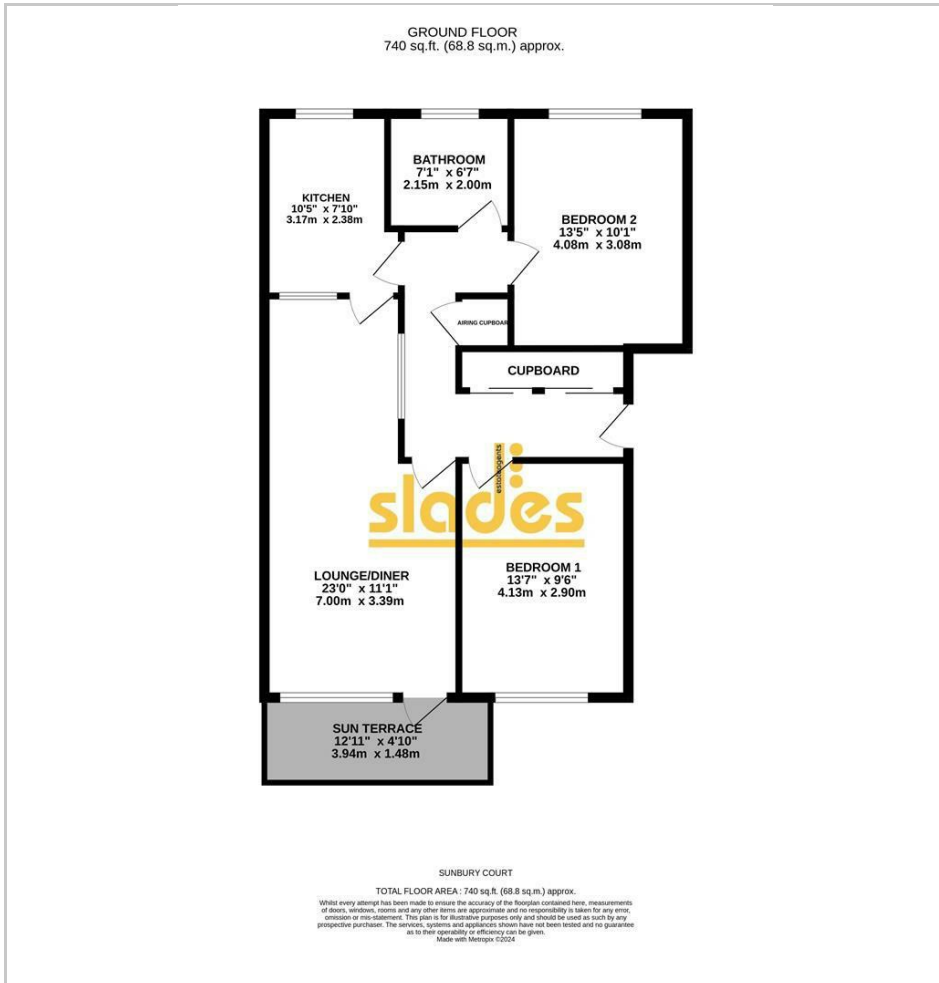
## Hybrid Map



## Terrain Map



## Floor Plan



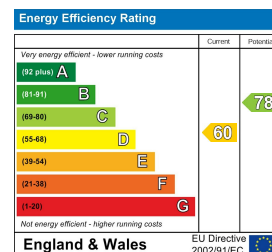
- NO CHAIN
- SOUGHT AFTER LOCATION
- 2 DOUBLE BEDROOMS
- 7METER LIVING ROOM
- PRIVATE OUTSIDE PATIO AREA
- ELECTRIC HEATING
- SOME MODERNISATION REQUIRED
- GARAGE
- SHARE OF FREEHOLD

## 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.

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**\*\* PRICE GUIDE £225,000 - £250,000 \*\* A spacious 2 DOUBLE bedroom ground floor flat with private patio and garage. Requiring some updating & modernisation.**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall. with stairs servicing all floors. Flat 7 is located on the ground floor with a panel glazed door to

#### ENTRANCE HALL

with pendant lighting, storage heater and useful storage cupboards one housing the factory lagged hot water cylinder and shower pump together with slated shelving over providing airing space. Further cloaks hanging space and a borrowed light glazed panel through to dining area. Doors to

#### LIVING ROOM

22'11" x 11'1" (7 x 3.39)

with coved ceiling and pendant light. Dimplex storage heater and uPVC double glazed window and adjacent fully glazed door on to PRIVATE PATIO/ TERRACE area. Extended dining area with further Dimplex storage heater.

#### KITCHEN

10'4" x 7'9" (3.17 x 2.38)

ceiling light and uPVC double glazed window to the rear elevation. An extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with mixer tap over. Built in Electrolux electric hob with integrated extractor hood and fitted under counter oven. Space and plumbing for automatic washing machine and space for freestanding full height fridge freezer.

#### BEDROOM ONE

13'6" x 9'6" (4.13 x 2.9)

with central pendant light, Dimplex storage heater and uPVC double glazed window to the front elevation.

#### BEDROOM TWO

13'4" x 10'1" (4.08 x 3.08)

with central pendant light, Dimplex storage heater and uPVC double glazed window to the rear elevation.

#### BATHROOM

7'0" x 7'0" (2.14 x 2.14)

Ceiling light. Frosted glazed uPVC window to the rear elevation, part tiled walls and ceramic tiled floor. Modern suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted thermostatically controlled shower valve with shower curtain. Close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap. Chrome heated towel rail.

#### OUTSIDE

There are well maintained communal gardens to the front and the rear of the property together with carriage style driveway and there is a GARAGE block at the rear and one garage is conveyed with Flat 7.

#### TENURE

We believe the flat benefits from a SHARE OF THE FREEHOLD.

MAINTAINANCE TBC

EPC RATING 'D'

