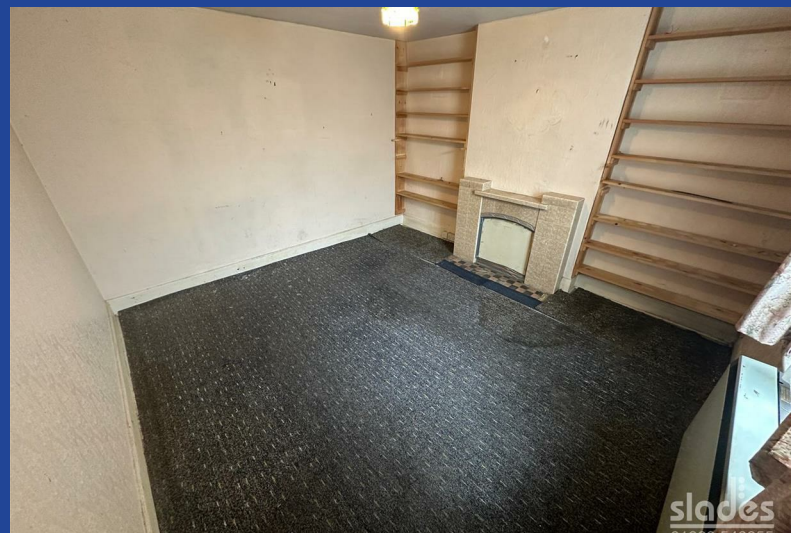




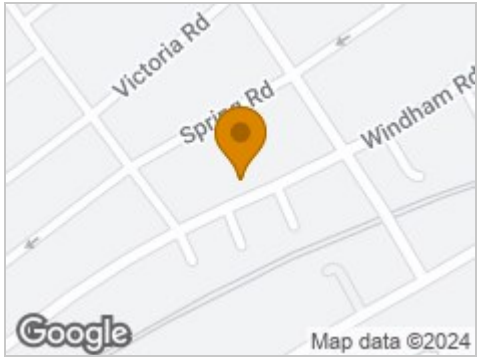
119 Windham Road

Springbourne, Bournemouth, BH1 4RJ

For Sale By Informal Tender £250,000



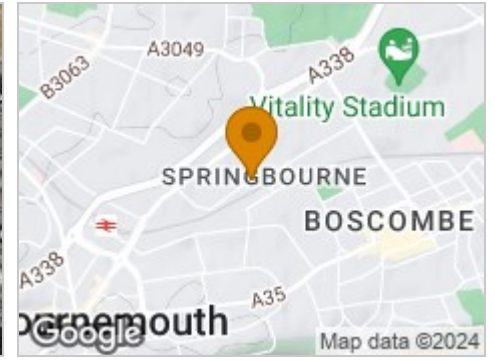
Road Map



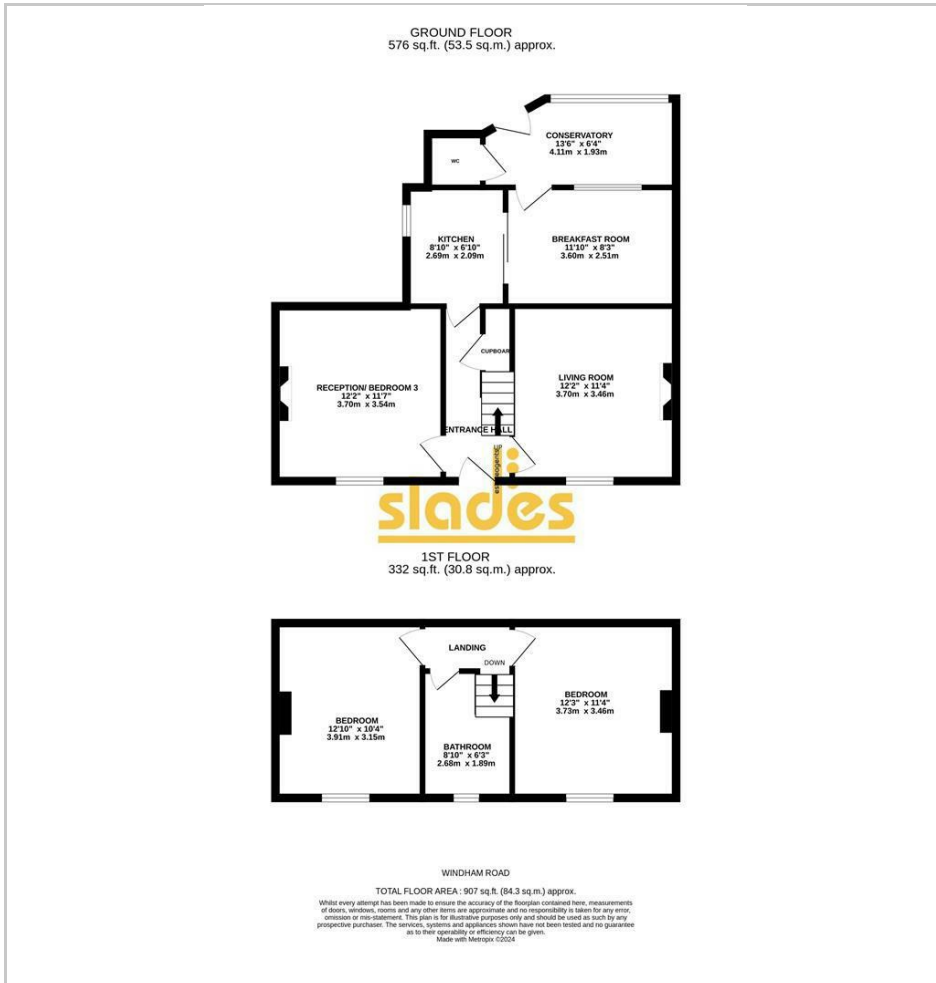
Hybrid Map



Terrain Map



Floor Plan



- GUIDE PRICE £250,000
- SCOPE TO IMPROVE/ EXTEND OR REDEVELOP STPP
- 3 BEDROOM DETACHED COTTAGE SYLE HOUSE
- 2 RECEPTION ROOMS
- PART UPVC DOUBLE GLAZED WINDOWS
- NO FORWARD CHAIN
- CASH BUYERS ONLY
- BEST & FINAL OFFERS. CLOSING DATE 21ST AUGUST 2024

Viewing

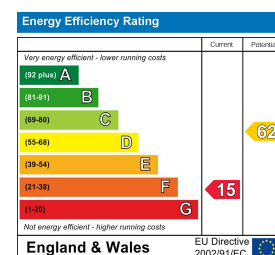
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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.

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

Energy Efficiency Graph



**** INFORMAL TENDER BEST & FINAL BIDS 21st AUGUST 2024 ** A 3 bedroom detached cottage style house requiring full refurbishment. CASH BUYERS ONLY**



The accommodation with approximate room sizes comprises of a uPVC entrance porch with further half glazed uPVC door to the ENTRANCE HALL with electric radiator, understairs storage cupboard housing the modern consumer unit and electricity meter. Doors to

LIVING ROOM

12'2 x 11'4 (3.71m x 3.45m)

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

GROUND FLOOR BEDROOM THREE

12'2 x 11'7 (3.71m x 3.53m)

with pendant light, tiled fireplace surround and vanity sink unit. Dimplex storage heater and uPVC double glazed window to the front elevation.

KITCHEN AREA

8'10 x 6'10 (2.69m x 2.08m)

with fitted cupboards and uPVC window to the side elevation, folding door to further

KITCHEN / BREAKFAST AREA

1'10 x 8'3 (0.56m x 2.51m)

with a further range of fitted cabinets. Dimplex storage heater and window looking into rear conservatory.

A staircase from the entrance hall leads to the FIRST FLOOR LANDING with access to loft space, pendant lights, smoke alarm and Dimplex storage heater. Doors to

BEDROOM ONE

12'3 x 11'4 (3.73m x 3.45m)

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

BEDROOM TWO

12'10 x 10'4 (3.91m x 3.15m)

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

BATHROOM

with light fitting. uPVC double glazed window to the front elevation and a period white suite comprising of a panel enclosed bath, wall hung hand wash basin and low level WC, part tiled walls.

OUTSIDE

The property benefits from both front and rear gardens. It is a generous size plot with a tarmac driveway providing access along side the property to the rear with a garage style door. The rear garden is of a good size approximately 40' in depth and is a mixture of hardstanding and flower and shrub borders.

