



2 Westbourne Park Road

Alum Chine, Bournemouth, BH4 8HG

Price Guide £225,000



Road Map



Hybrid Map



Terrain Map



Floor Plan



- SUBSTANCIAL DETACHED DWELLING ARRANGED AS 4 SELF CONTAINED FLATS
- STAIRS TO FIRST FLOOR
- 2 DOUBLE BEDROOMS
- 17FT LIVING ROOM
- KITCHEN & BATHROOM
- NO CHAIN
- SHARE OF FREEHOLD FREEHOLD
- WALKING DISTANCE TO WESTBOURNE VILLAGE AND BEACHES
- SOUGHT AFTER LOCATION
- ALL ENQUIRIES VIA SLADES ESTATE AGENTS

Viewing

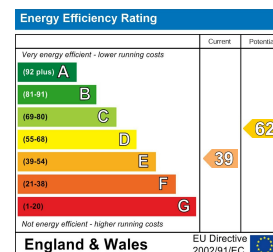
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



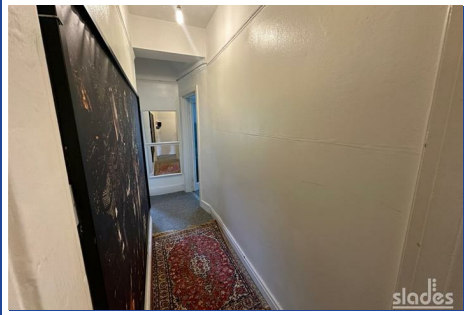
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Energy Efficiency Graph



A spacious 1st floor character conversion in this sought after residential area offering scope for improvement and no forward chain



FLAT 2 (first floor rear)

Communal entrance door on the ground floor with stairs leading to 1st and 2nd floors. Solid wooden fire door leading to the ENTRANCE HALL with textured ceiling, light fitting, picture rail and low level cabinet housing the electricity consumer unit. Doors to

LIVING ROOM

17'2 x 13' (5.23m x 3.96m)

with textured ceiling and light fitting. Electric wall heater and dual aspect uPVC double glazed windows to the rear and side elevation.

KITCHEN

10'3 x 9' (3.12m x 2.74m)

with central light fitting and picture rail. Two uPVC double glazed windows to the rear elevation. A range of matching wall and base level 'Shaker' style cabinets with square edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four ring electric hob and under counter oven with integrated extractor hood over. Space and plumbing for washing machine and full height free standing fridge freezer. Tall cupboard housing water storage unit.

BEDROOM ONE

14'5 x 12' (4.39m x 3.66m)

textured ceiling and deep moulded ceiling cornice with central light fitting. Decorative fireplace surround. Dimplex storage heater and uPVC double glazed bay window to the side elevation.

BEDROOM TWO

12' x 11'9 (3.66m x 3.58m)

with coved ceiling and light fitting, uPVC double glazed window to the rear elevation and vanity style sink unit. Built in cupboard to chimney recess.

BATHROOM

with textured ceiling, light fitting, wall heater, part tiled walls and secondary double glazed window to the rear elevation. White suite comprising of a panel enclosed bath with chrome hand grips, chrome taps and wall mounted electric shower. Pedestal wash hand basin with chrome quarter turn taps and close couple WC.

OUTSIDE

A small area of the FRONT GARDEN is included with the property which could possibly STPP be prepared to make OFF ROAD PARKING STPP



