



## 22a Highfield Road

, Bournemouth, BH9 2SG

Asking Price £294,950



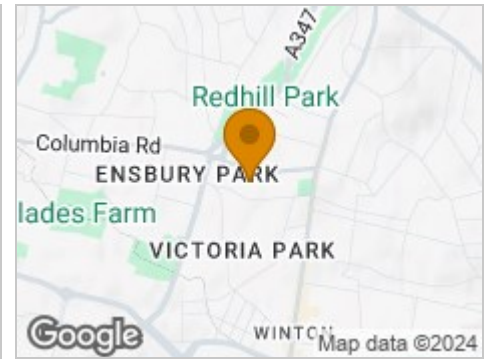
## Road Map



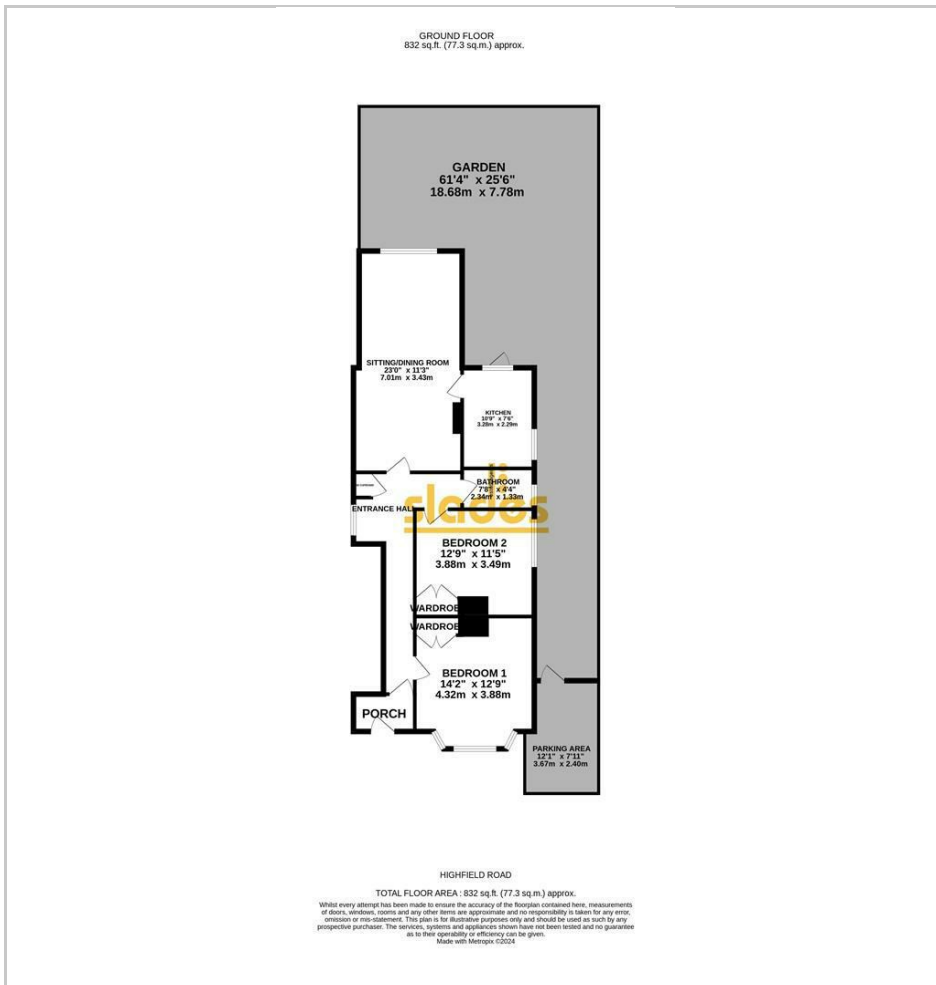
## Hybrid Map



## Terrain Map



## Floor Plan



- Spacious Entrance Hall
- Large Southerly Facing Private Garden
- 23ft Lounge/ Dining Room
- 2 Good Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- uPVC Double Glazing
- Off Road Parking
- Freehold of both flats
- Long Leasehold of GFF

## Viewing

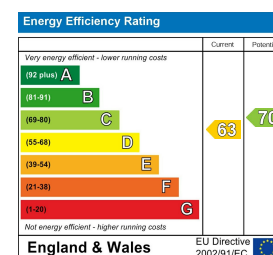
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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 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](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

## Energy Efficiency Graph



**An extended and well presented 2 DOUBLE BEDROOM ground floor GARDEN apartment within this character conversion close to all amenities**



The accommodation with approximate room sizes comprises of a feature canopied entrance porch with glazed door to shared entrance with upstairs and further door to the ground floor flat.

#### **SPACIOUS ENTRANCE HALL**

with wood finished flooring, pendant lighting and deep moulded ceiling cornice. Low level cabinet housing the electricity meter and consumer unit. Radiator and further useful storage cupboard also housing the wall hung gas central heating boiler. Doors to

#### **LOUNGE / DINING ROOM**

**23' x 10'9 (7.01m x 3.28m)**

with two ceiling light fittings, two radiators, part panelled walls. Large uPVC double glazed window overlooking the private rear garden and adjacent half glazed door leading onto the patio and garden beyond. Adjoining panel glazed door to

#### **KITCHEN**

**10'9 x 7'6 (3.28m x 2.29m)**

with ceiling light, smoke alarm and dual aspect uPVC double glazed windows to both the rear and side elevations. Extensive range of matching wall and base level cabinets with rolled edge wood effect working surfaces and tiled splashback incorporating a single drainer stainless steel sink with chrome monoblock tap, four burner gas hob and built in under counter oven. Space and plumbing for washing machine and space for full height freestanding fridge freezer. Wood finished flooring.

#### **BEDROOM ONE**

**14'2 x 12'9 (4.32m x 3.89m)**

being at the front of the property with deep moulded ceiling cornice and central pendant light, dado rail and uPVC double glazed bay window to the front elevation. Convection radiator with thermostatic valve and double width built in wardrobe into chimney recess.

#### **BEDROOM TWO**

**12'9 x 11'5 (3.89m x 3.48m)**

with central light fitting, picture rail, radiator with thermostatic valve and uPVC double glazed window to the side elevation. Double width built in wardrobe to chimney recess.

#### **BATHROOM**

**7'8 x 4'4 (2.34m x 1.32m)**

ceiling light fitting, ¾ tiled walls and frosted glazed uPVC window to the side elevation. Modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over, close couple WC with dual central flush and modern vanity style sink unit with chrome monoblock tap. Radiator. Continuous wood effect flooring from the entrance hall.

#### **OUTSIDE**

There is an OFF ROAD PARKING SPACE on the forecourt together with a side gate which leads alongside the property to the PRIVATE SOUTHERLY FACING REAR GARDEN including a good sized PATIO AREA immediately abutting the property which is accessible from the lounge / dining area. The remainder of the garden is laid to lawn with raised flower and shrub

boarders and fully enclosed by panel fencing and enjoying Southerly aspect.

### TENURE

Tenure we understand that the property comes with the benefit of freehold and a long leasehold of the upstairs flat.



