



21 Stinsford Close

Muscliffe, Bournemouth, BH9 3RQ

Asking Price £254,950



Road Map



Hybrid Map



Terrain Map



Floor Plan



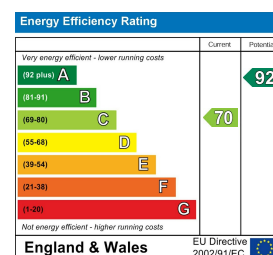
- Mid Terrace House Requiring some Updating/Modernisation
- Entrance Hall
- Kitchen
- Lounge/Dining Room
- uPVC Double Glazing & GFCH
- Two Bedrooms
- Bathroom
- Private Rear Garden
- Allocated Parking
- Catchment for Muscliff & Epiphany School

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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**** REQUIRES MODERNISATION ** A 2 bedroom mid terraced house with allocated OFF ROAD PARKING & PRIVATE WESTERLY FACING GARDEN located in this popular Muscliff location close to the River Stour**



The accommodation with approximate room sizes comprises of a leaded glazed uPVC ENTRANCE PORCH with wall light. BOILER CUPBOARD with wall hung 'Baxi' gas central heating boiler and further leaded glazed uPVC door to

OPEN PLAN LIVING AREA
25'10 x 11'8 (7.87m x 3.56m)

with textured ceiling, pendant lights, two radiators and sliding patio doors onto private rear garden. Doorway to

KITCHEN
11'6 x 5'8 (3.51m x 1.73m)

with textured ceiling and light fitting. Leaded glazed uPVC window to the front elevation and a range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink and space for utilities.

FIRST FLOOR

Open tread staircase from the living area to first floor landing with textured ceiling and access to loft space and doors to

MASTER BEDROOM
11'8 x 9' (3.56m x 2.74m)

textured ceiling and pendant light, radiator with thermostatic valve and leaded glazed uPVC window overlooking the rear garden and field behind.

BEDROOM TWO
11'8 x 9'8 (3.56m x 2.95m)

with textured ceiling, pendant light and radiator. Leaded glazed uPVC window to the front elevation and

over stairs AIRING CUPBOARD housing the factory lagged hot water cylinder with immersion heater and adjacent digital programming controls.

BATHROOM
6'2 x 5'8 (1.88m x 1.73m)

with textured ceiling and light fitting. Extractor unit, fully tiled walls with feature dado tile. Radiator with thermostatic valve. A white suite comprising of a panel enclosed bath with chrome hand grips and chrome taps and wall mounted thermostatically controlled shower. Close couple WC and pedestal wash hand basin with chrome taps.

OUTSIDE, TENURE & EPC

ON ROAD parking is available to the front of the property whilst we understand there is also OFF ROAD PARKING to the rear. There is a small front garden area and a pathway to the front door.

An enclosed PRIVATE REAR GARDEN predominantly laid to lawn with useful storage shed and a pedestrian gate to the rear onto a shared access and PARKING AREA.

TENURE we understand the property is FREEHOLD

EPC C



