



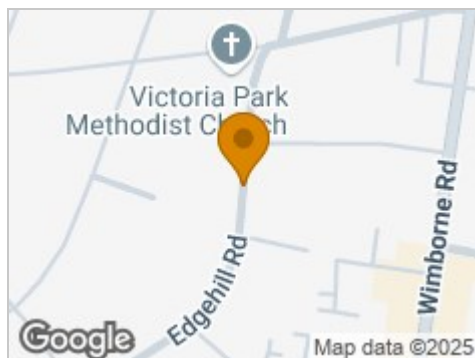
79 Edgehill Road

Winton, Bournemouth, BH9 2PF

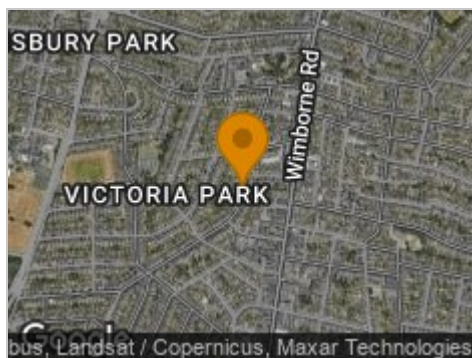
Asking Price £169,950



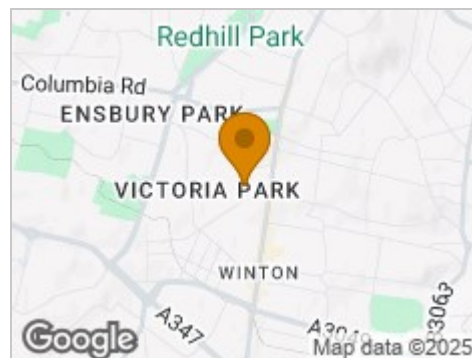
Road Map



Hybrid Map



Terrain Map



Floor Plan



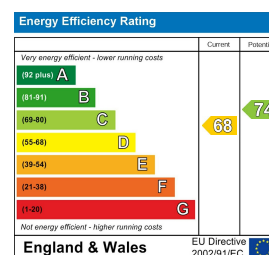
- SPACIOUS GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- PRIVATE GARDEN
- IDEAL FTB or INVESTMENT
- NO FORWARD CHAIN

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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**** NO FORWARD CHAIN ** A spacious 1 double bedroom GROUND FLOOR GARDEN apartment with . Ideal FTB or INVESTMENT**



The accommodation with approximate room sizes comprise of a uPVC double glazed PRIVATE entrance door to the

Kitchen/ Diner

12'9 x 10'3 (3.89m x 3.12m)

being of a generous size with an extensive range of fitted wall and base level cabinets with roled edge working surfaces and tiled upstands incorporating two circular bowl sinks with work top mounted chrome tap. Space and plumbing for washing machine, four burner gas hob, built in eye level double electric oven, space for further utilities and glazed display cabinets over dresser unit. Gas central heating boiler and large uPVC double glazed window overlooking private rear garden.

Living room

13 x 9'9 (3.96m x 2.97m)

central pendant light, large uPVC double glazed window to the side elevation, radiator and useful storage cupboards within chimney recess. Decorative fireplace and laminate flooring. Further door to inner hallway with access to

Bedroom

11'85 x 9'37 (3.35m x 2.74m)

central pendant light, uPVC double glazed bay window to the front elevation and laminate flooring. Recessed double width wardrobe.

Bathroom

8'1 x 8 (2.46m x 2.44m)

fully tiled walls and modern white suite comprising of an enclosed bath area with chrome taps and wall

mounted thermostatic controlled shower over. Closed couple WC with dual central flush and modern vanity style sink unit. Tiled floor.

PRIVATE GARDEN

Outside the property benefits with its own PRIVATE GARDEN which is fully enclosed by panel fencing and predominately laid to shingle with a useful garden store.

Tenure

LEASEHOLD with a new lease term (999 years) to be granted upon sale.



