



## 31 Florence Road

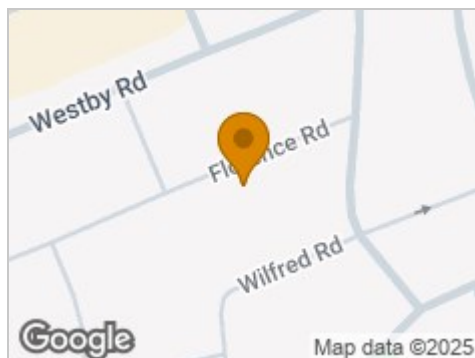
Boscombe, Bournemouth, BH5 1HJ

Price Guide £350,000





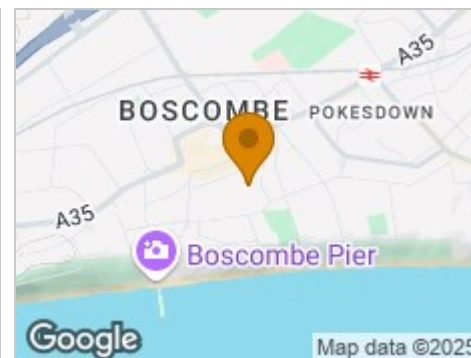
## Road Map



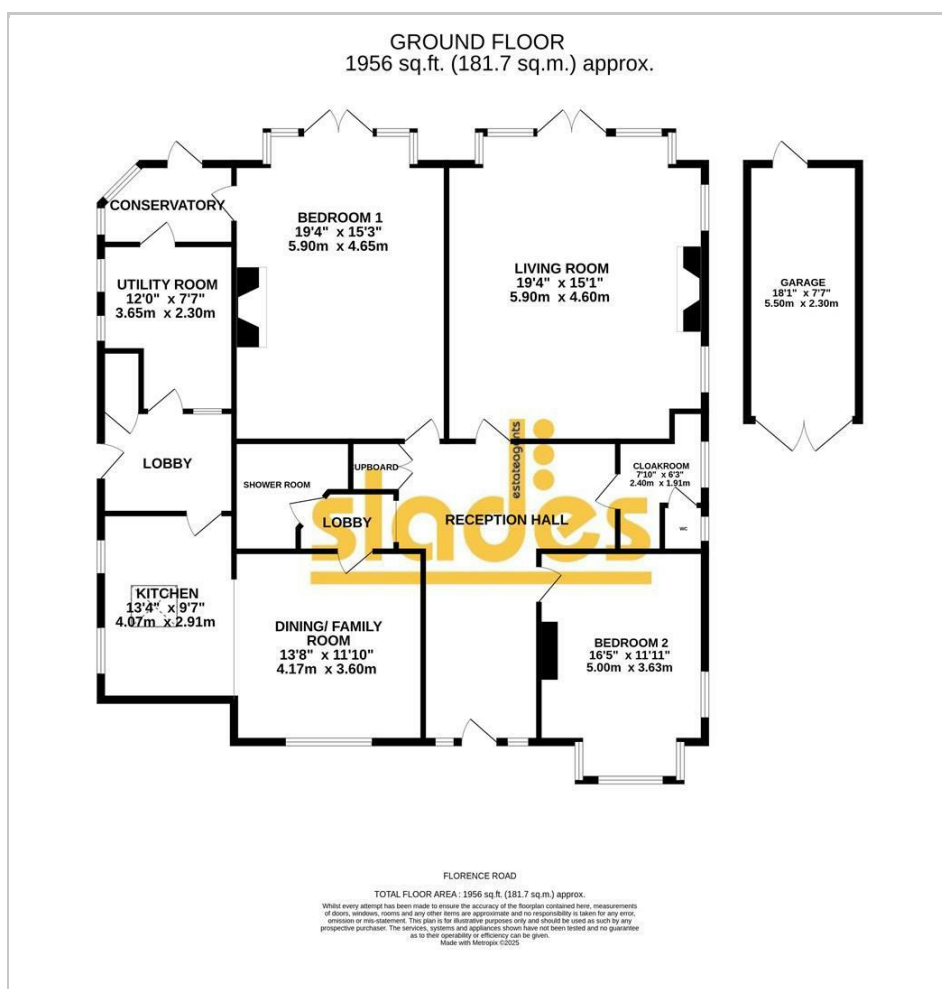
## Hybrid Map



## Terrain Map



## Floor Plan



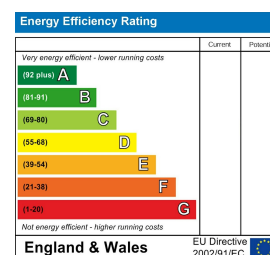
- CHARACTER ACCOMODATION CLOSE TO THE BEACH
- PRIVATE ENTRANCE
- STUNNING KITCHEN/ DINER
- 2 DOUBLE BEDROOMS
- LARGE LIVING ROOM
- SHOWER ROOM & CLOAKROOM (requiring modernisation)
- UTILITY ROOM
- GARAGE & DRIVEWAY
- LARGE PRIVATE SOUTHERLY GARDEN

## 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

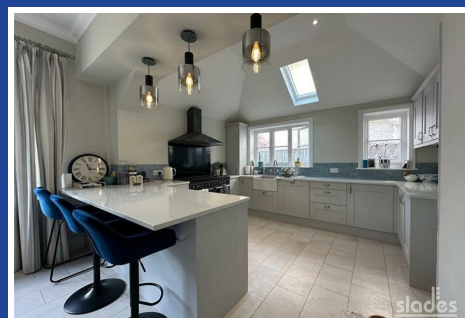
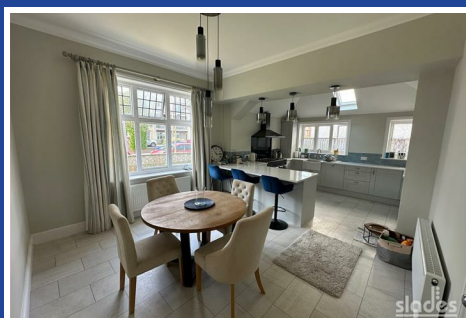


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**A truly stunning 2 double bedroom GROUND FLOOR GARDEN apartment boasting enviable accommodation and the entire south facing garden all being just a short walk to the beach.**



The accommodation with approximate room sizes comprises of the original covered ENTRANCE PORCH with featured stained and leaded glazed circular panel to original front door with matching shaped side screens leading to the

#### RECEPTION HALL

with deep moulded ceiling cornice, pendant lighting, convection radiator and further period style radiator. Decorative wrought iron fireplace surround with tiled hearth and useful full height storage / linen cupboard. Stripped and stained wooden flooring. Doors to

#### LIVING ROOM

with deep moulded ceiling cornice, picture rail and pendant light. Convection radiators and decorative stone fireplace surround with matching hearth and large grate with fitted stove. Two feature stained and leaded windows to the side elevation and deep square bay window to the rear elevation with a central casement door leading onto the private patio and garden beyond. Built in window seating. Stripped and stained wooden flooring.

#### BEDROOM ONE

with deep moulded ceiling cornice, picture rail and central pendant light, convection radiators. Matching square bay window with central casement doors to the rear elevation. Decorative twin mantel fireplace surround with central mirror and open grate with decorative tiling. Half glazed door to side conservatory.

#### BEDROOM TWO

having deep moulded ceiling cornice and central pendant light, convection radiator. A feature stained

and leaded glazed window to the side elevation and a square bay window to the front elevation with built in window box seating.

#### SHOWER ROOM

(this is in need of modernisation) with coved ceiling and inset spotlights, extractor unit. Recently plastered walls and a single shower cubicle with glazed surround and internal tiling with thermostatic controlled shower valve. Window to rear lobby area.

#### CLOAKROOM/ WC

with wall lighting and original built in sink unit with shaver point over and close couple WC. Radiator. Further decorative stained and leaded glazed window to the side elevation.

#### KITCHEN / DINING / FAMILY ROOM

with moulded ceiling cornice and feature vaulted ceiling with inset Velux style window. Dual aspect windows to the front and side elevations. An extensive range of recently installed wall and base level cabinets with a stone worktops incorporating a Butler style sink with worktop mounted tap, integrated dishwasher and space for large cooker range with built in extractor hood over. Extended breakfast bar area with further cupboards beneath and Amtico style flooring. Adjoining glazed door to

#### REAR LOBBY AREA

with polycarbonate pitched roof, window to the side elevation, space and plumbing for washing machine and further WC. Connecting door through to

#### LAUNDRY / UTILITY AREA

with a range of floor and wall cabinets and windows to the side elevation. Connecting to the conservatory.

## OUTSIDE

the property benefits from a DETACHED GARAGE and driveway. The front garden is fully enclosed by decorative walling and is predominantly laid to lawn with limestone flagstones.

The ENTIRE REAR GARDEN is conveyed with the property which is of a generous size and benefitting from a good sized limestone patio area and raised flower and shrub borders. The main garden area is laid to lawn.

## TENURE

We are informed the property comes with the benefit of the FREEHOLD of the whole property.

