

# 857 Wimborne Road

Moordown, Bournemouth, BH9 2BG

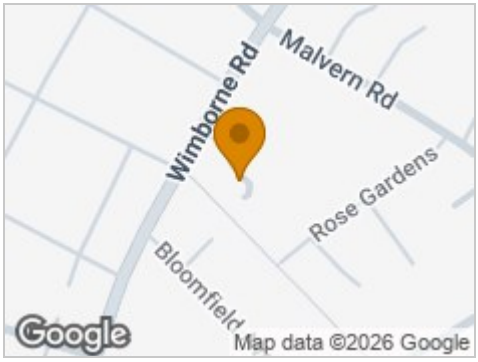
Price Guide £145,000

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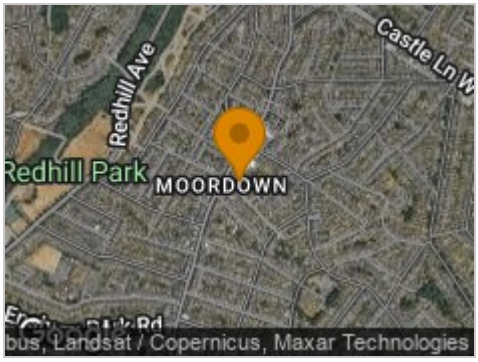




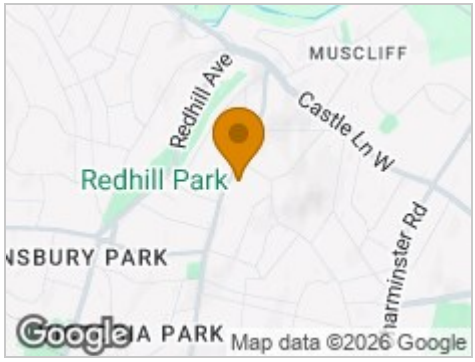
## Road Map



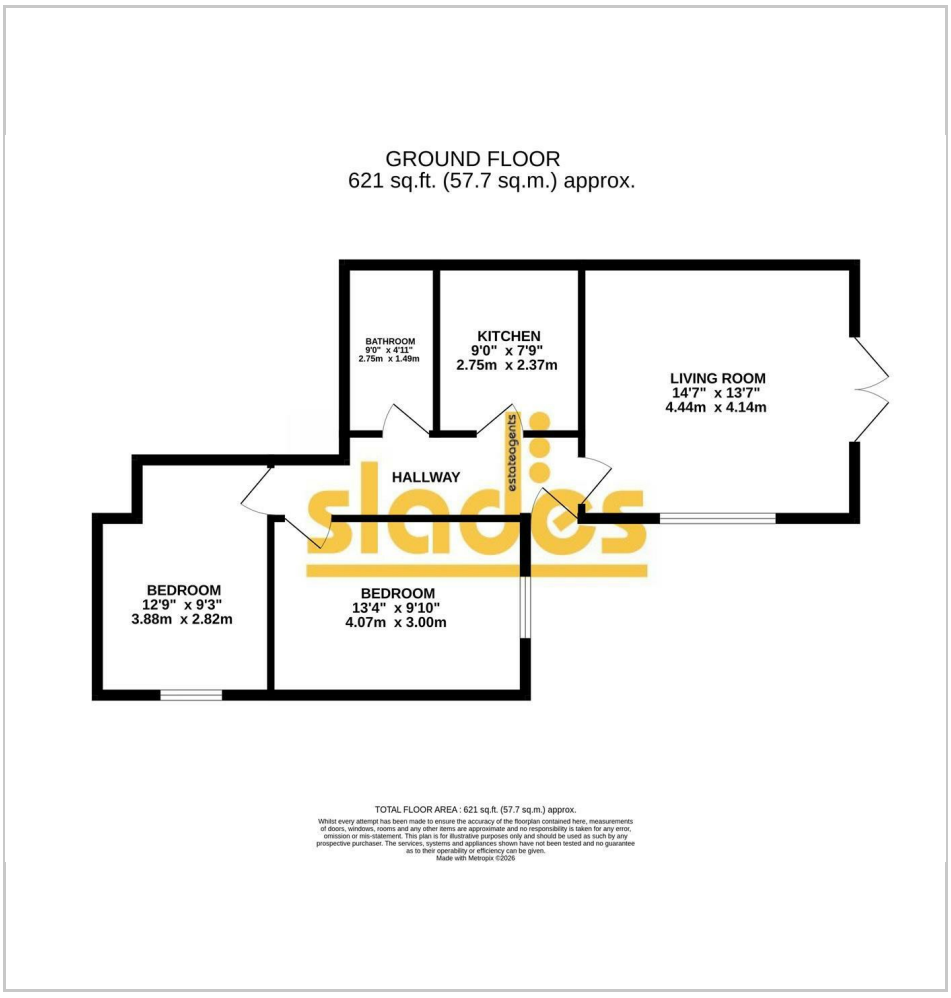

## Hybrid Map




## Terrain Map




## Floor Plan

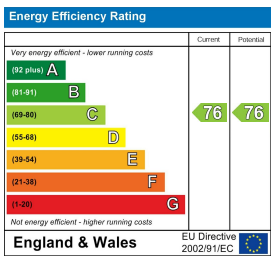



- RECENTLY DECORATED GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE
- 2 DOUBLE BEDROOMS
- KITCHEN
- BATHROOM
- 14ft LOUNGE
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN
- LONG LEASE
- NEARBY STREET PARKING

## 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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301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

**** NO FORWARD CHAIN ** A recently redecorated two bedroom, GROUND FLOOR FLAT, with private GARDEN close to all local amenities.**





The accommodation with approximate room sizes comprises of a rear entrance via the side gate from Wimborne Road which leads to a wood panelled front door with a glazed screen into the

## ENTRANCE HALL
with pendant lighting, smoke alarm, wall thermostat for central heating control, cloaks hanging area and low level cabinet housing the consumer unit. Doors to

## LIVING ROOM
being of a generous size with a central pendant light, convection radiator with thermostatic valve, uPVC double glazed window to the side elevation and uPVC casement doors leading to the PRIVATE PATIO AND GARDEN area beyond.

## KITCHEN
with strip light, convection radiator. and an extensive range of wall and base level cabinets with rolled edge working surfaces and tiled splashback incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Built in four ring electric hob with under counter electric oven and chimney style extractor over. Space and plumbing for washing machine and space for under counter fridge or freezer also space for full height fridge freezer if required. Wall hung 'Valiant'gas central heating boiler with adjacent programming controls.

## BEDROOM ONE
having a central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation

## BEDROOM TWO
having a central pendant light, convection radiator with thermostatic valve and frosted glazed uPVC window to the side elevation.

## BATHROOM
having a central light fitting, extractor unit and convection radiator with a thermostatic valve. Modern white suite comprising of a panel enclosed bath with chrome mixer tap and shower attachment over. Close couple WC with dual central flush and vanity style sink unit with chrome monoblock tap.

## OUTSIDE
The property benefits from its own PRIVATE ENTRANCE door and a GOOD SIZED PRIVATE GARDEN to the rear of the property which can be accessed via the patio doors from the living room. The PRIVATE GARDEN is fully enclosed by panel fencing and enjoys a sunny aspect.

## TENURE
We understand that the lease is 125 years from 24th June 2000 and the current ground rent is £300 per annum













