slades estateagents

85 Victoria Road

Springbourne, Bournemouth, BH1 4RT

Price Guide £259,950

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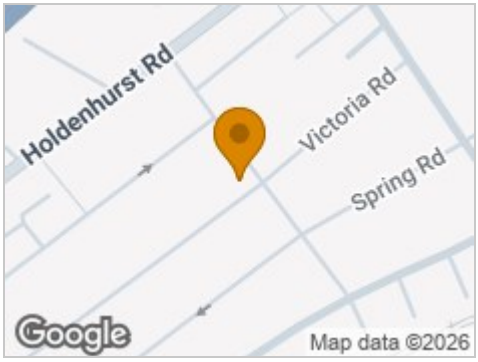
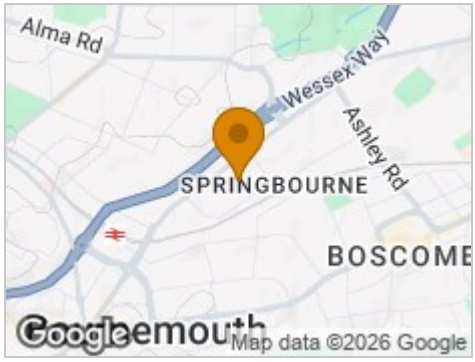
Road Map

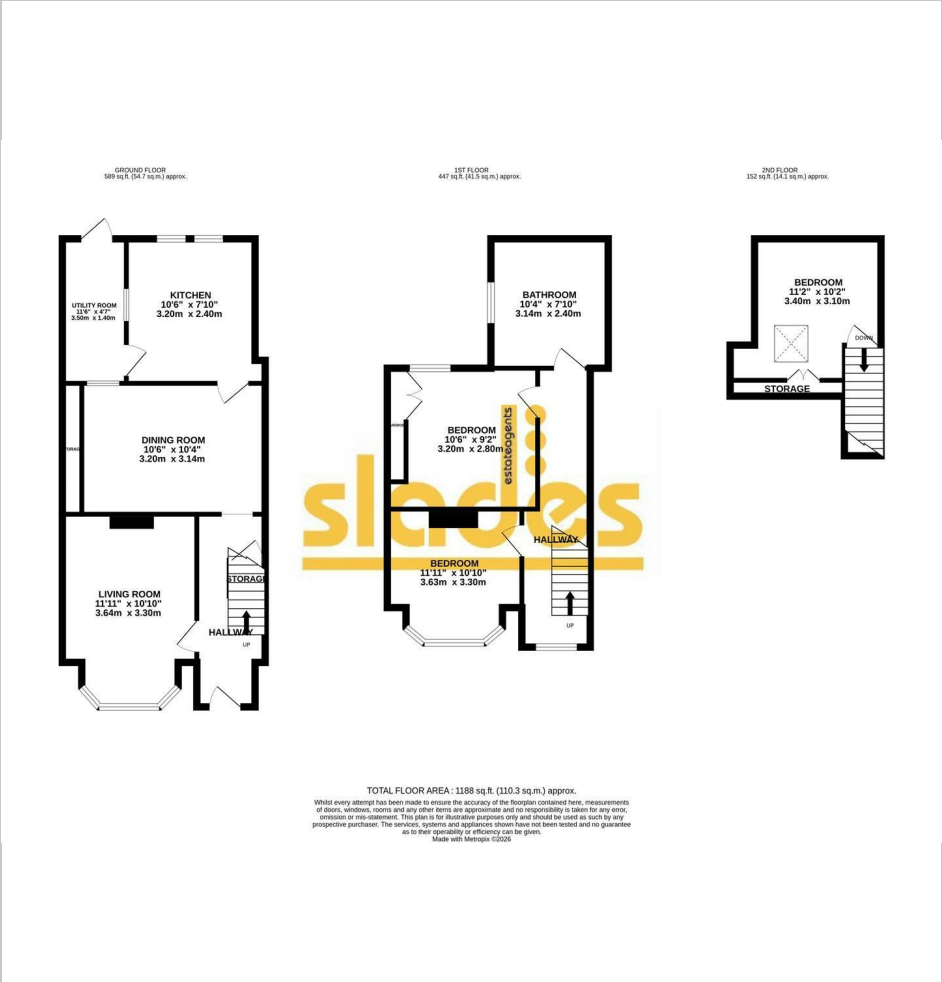


Hybrid Map

Terrain Map



Floor Plan

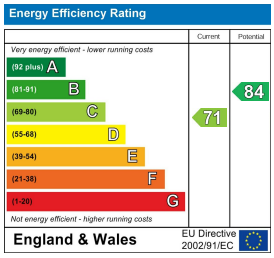


- CLOSE TO KINGS PARK
- WALKING DINTANCE TO TOWN CENTRE & BEACHES
- IN NEED OF SOME MODERNISATION
- 2/3 BEDROOMS
- KITCHEN & SPACIOUS FAMILY BATHROOM
- UTILITY/ LEAN TO
- GOOD SIZED PRIVATE REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO CHAIN

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



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**** REQUIRES SOME MODERNISATION ** A 2/3 bedroom mid terraced house with with off road parking, and private rear garden close to Kings Park. Offered with NO FORWARD CHAIN**

The accommodation with approximate room sizes comprises of a uPVC double glazed entrance door with glazed panel to

ENTRANCE HALL

with coved and texture ceiling, pendant lighting, smoke alarm and useful understairs storage cupboard. Radiator and further uPVC double glazed window to the side elevation. Doors to

LIVING ROOM

with coved ceiling and central pendant light, double panel radiator and decorative fireplace surround with polished stone effect backplate and matching heart and open grate. uPVC double glazed bay window to the front elevation.

FAMILY DINING ROOM

with coved ceiling and central pendant light, convection radiator with thermostatic valve and two useful storage cupboards to chimney recesses. uPVC double glazed window to the side utility area and laminate flooring continuous from the hallway. Further door to

KITCHEN

being of a generous size with a modern light fitting and smoke alarm. An extensive range of high gloss finished matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1/14 bowl single drainer stainless steel sink with chrome mixer tap over. Built in four ring electric hob with integrated extractor hood and fitted under counter oven. Space for washing machine and tumble dryer and space for a freestanding full height fridge freezer. Tile effect flooring. Doorway through to side

UTILITY AREA

with polycarbonate roof, further useful wall and base level cabinets with extended breakfast bar and tall larder style cupboard. Half glazed uPVC door leading into the rear garden.

From the entrance hall a staircase leads to the first floor landing with pendant lighting, smoke alarm, radiator and uPVC window to the front elevation, further doors to

BEDROOM ONE

with central pendant ceiling light, double panel radiator and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

having a central pendant light, radiator and uPVC double glazed window to the rear elevation. Built in cupboard to chimney recess housing the 'Glowworm' gas combination boiler together with further airing space

FAMILY BATHROOM

being of a generous size with inset spotlights, extractor unit, fully tiled walls with decorative dado tile and ceramic tiled floor. Frosted glazed uPVC window to the side elevation. A modern suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over. Close couple WC with dual central flush. Modern vanity style sink unit with chrome monoblock tap and large walk in shower cubicle with glazed surround and dual head shower valve. Chrome heated towel rail.

Further staircase leads to the second floor landing and door to

LOFT ROOM

having inset spotlights, electric wall heater and Velux style window. Useful eaves storage cupboards.

OUTSIDE

there is OFF ROAD PARKING FOR AT LEAST 2 CARS on the forecourt. To the rear of the property there is a good sized private rear garden being partially laid to artificial lawn and fully enclosed by a mixture of panel and close board fencing.

TENURE

We believe the property is FREEHOLD