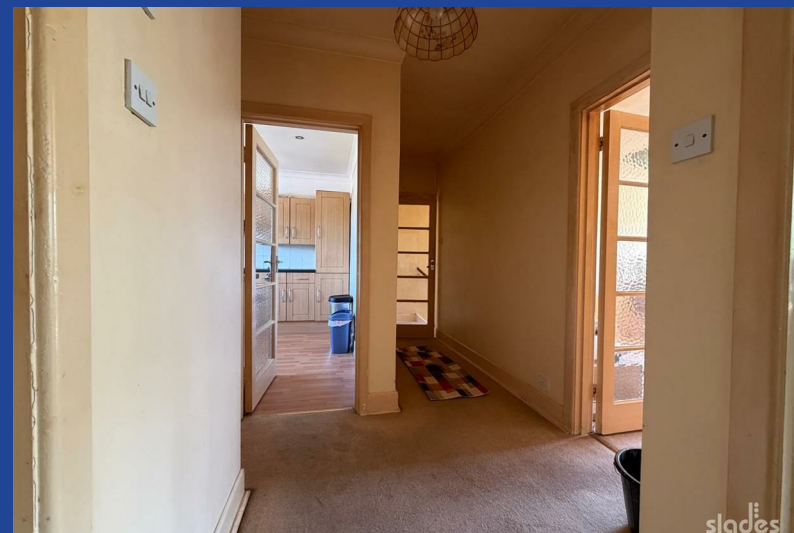




## 24 Cooper Dean Drive

, Bournemouth, BH8 9LN

Price Guide £225,000



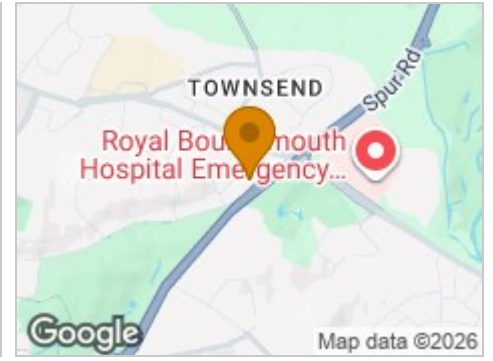
## Road Map



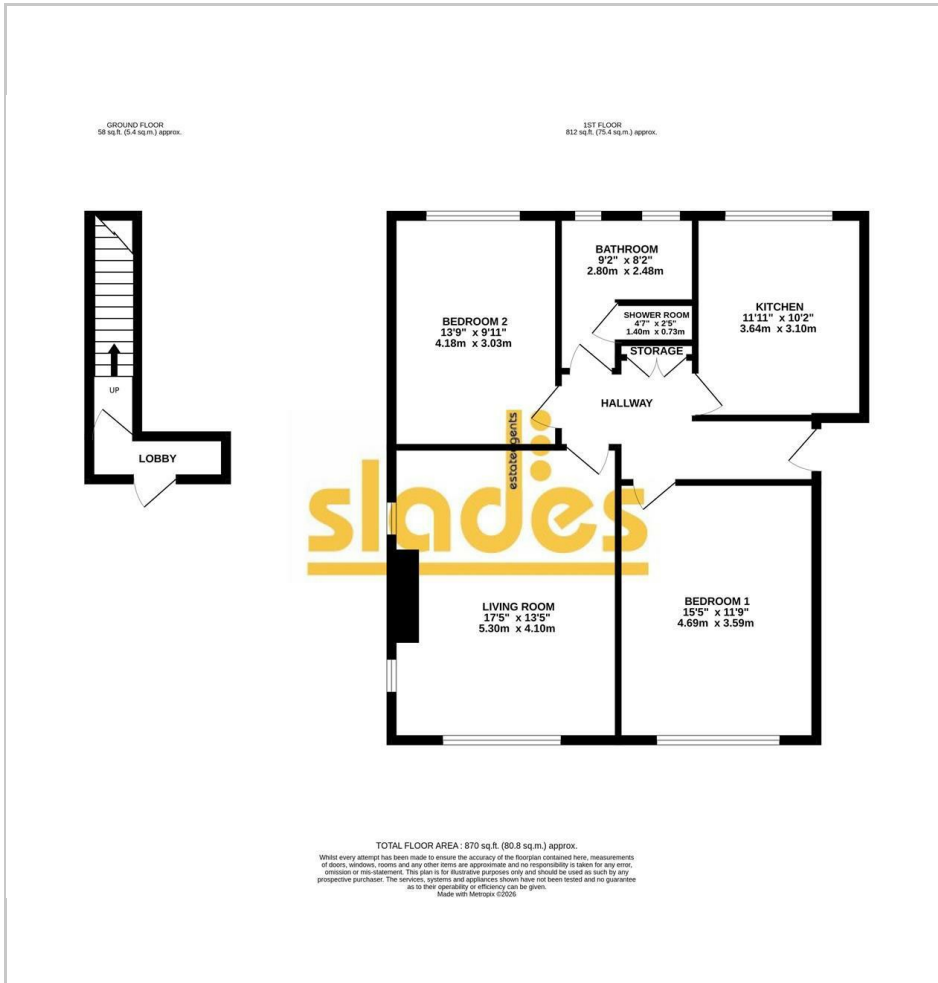
## Hybrid Map



## Terrain Map



## Floor Plan



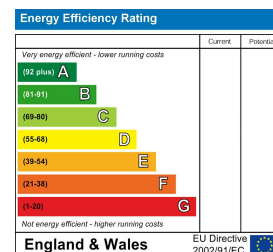
- Private Entrance
- Spacious Hallway
- 17ft Living Room
- Two Double Bedrooms
- Good Size Kitchen
- Family Bathroom
- Requiring some Updating & Modernisation
- Private Garden & Garage
- Central Location Close to Bournemouth & JP Morgan
- Price Guide £225,000- £250,000

## 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.

301 Wimborne Road, Bournemouth, BH9 2AA  
Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**\*\* DIY ENTHUSIASTS \*\* A spacious 2 DOUBLE BEDROOM first floor flat requiring some UPDATING and MODERNISATION with GARAGE and PRIVATE GARDEN with a level walk to QUEENS PARK Golf Club.**



The accommodation with approximate room sizes comprises of a uPVC entrance door to the shared lobby and further half glazed uPVC door to the stairwell and the first floor having coved ceiling, pendant light, cloaks hanging space and further panel glazed door to the

#### **SPACIOUS RECEPTION HALL**

with coved ceiling and pendant light, door chime, electric wall heater and low level cabinet housing the electricity meter and modern consumer unit. AIRING CUPBOARD housing the modern mains pressured hot water cylinder with dual immersion heaters and doors to

#### **LIVING ROOM**

with coved ceiling and pendant light, further wall light and large uPVC double glazed window to the front elevation, two further leaded glazed windows to the side elevation. Decorative electric fireplace with display recess over. Electric radiator.

#### **KITCHEN**

being of a generous size with a coved ceiling and inset spotlights. Large uPVC double glazed window overlooking the rear garden and an extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome monoblock tap over. Four burner electric hob with under counter electric hob and extractor hood over. Space and plumbing for washing machine and space for two under counter appliances (fridge and freezer). Laminate flooring. Tall larder style cabinet and kick board heater.

#### **BEDROOM ONE**

having a coved ceiling with two pendant lights, electric radiator and large uPVC double glazed window to the front elevation.

#### **BEDROOM TWO**

having a coved ceiling and pendant light, electric wall heater and uPVC double glazed window overlooking the rear garden.

#### **BATHROOM**

being of a generous size with inset spotlights, fully tiled walls with decorative inserts and two frosted glazed uPVC windows to the rear elevation. Electric towel rail. Large walk in shower enclosure with glazed screen and thermostatically controlled shower over. Modern white suite comprising of a panel enclosed bath with chrome hand grips and mixer taps, pedestal wash a hand basin with chrome monoblock tap and enclosed cistern WC. Electric wall heater and access to loft space.

#### **OUTSIDE**

The front garden is very well tended with inset rose gardens and an attractive water features and we understand this is shared with the ground floor flat. A shingle driveway runs alongside the left side of the property via a pair of gates to the rear where there is a DETACHED GARAGE having an up and over door and windows to the side. A good sized (clearly identified) section of the rear garden is included with the property which again is very well maintained and predominately laid to lawn enjoying a mature flower and shrub borders and a sunny aspect.

#### **TENURE & MAINTENANCE**

Tenure we understand the property is Share of Freehold.

Maintenance tbc



