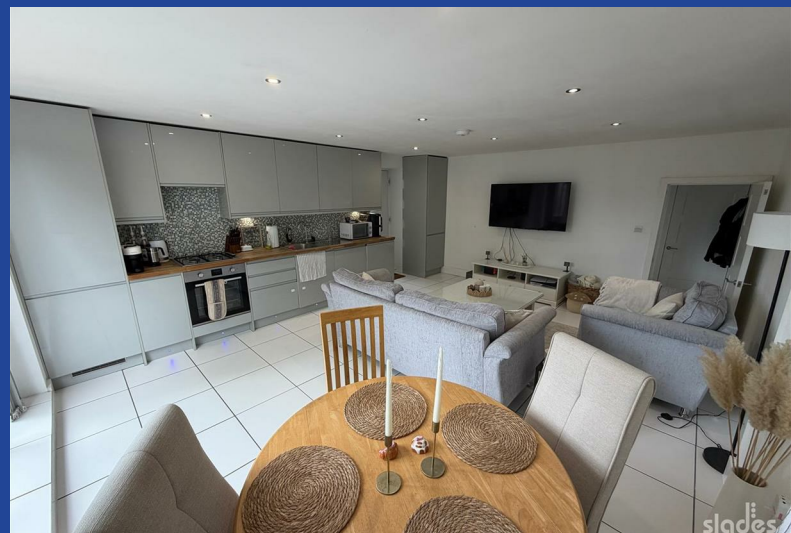




9b Bemister Road

Winton, Bournemouth, BH9 1LF

Price Guide £219,995



Road Map



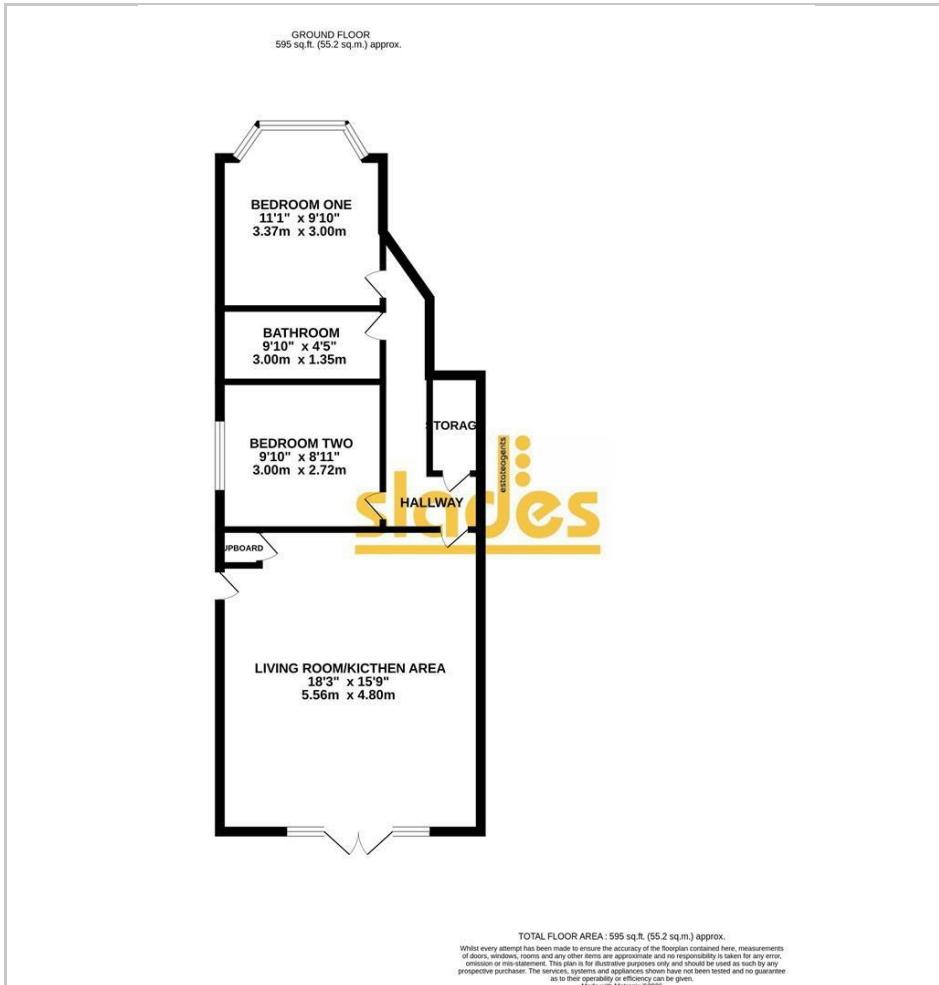
Hybrid Map



Terrain Map



Floor Plan



- GROUND FLOOR GARDEN APARTMENT
- PRIVATE ENTRANCE
- SPACIOUS OPEN PLAN KITCHEN/ LIVING ROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- PRIVATE REAR GARDEN
- AMPLE STREET PARKING
- NO FORWARD CHAIN

Viewing

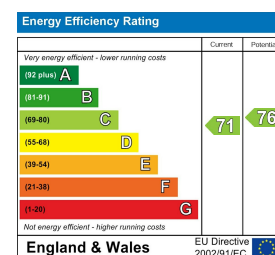
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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 <https://www.sladesproperty.co.uk>

Energy Efficiency Graph



**** NO FORWARD CHAIN ** An extended two bedroom ground floor flat with private rear garden within a level walk of local amenities**



The accommodation with approximate room sizes comprises of feature composite side entrance door with individual glazed panels leading to the

OPENPLAN LIVING/ DINING / KITCHEN AREA

with inset LED spotlights, smoke alarm, convection radiator with thermostatic valve and ceramic tiled floor throughout. uPVC double glazed casement doors with matching glazed side screens leading out onto the patio and garden beyond. Extensive range of high gloss finished wall and base level kitchen cabinets with square edge wood block working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over, four burner gas hob with integrated extractor hood over and under counter oven. Integrated full height fridge and freezer, integrated washing machine, integrated dishwasher and further full height larder style cupboard also housing the 'Glowworm' gas combination boiler.

INNER HALLWAY

with moulded ceiling cornice, inset spotlights, smoke alarm and convection radiator with thermostatic valve. Cloaks hanging space and useful understairs storage cupboard. Doors to

BEDROOM ONE

having moulded ceiling cornice, inset spotlights, smoke alarm, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

with moulded ceiling cornice and inset LED spotlights, smoke alarm, convection radiator with thermostatic

valve and two uPVC double glazed windows to the side elevation.

BATHROOM

being of a generous size with moulded ceiling cornice and inset spotlights, extractor unit, part tiled walls with decorative wall panel over bath area. Modern suite comprising of a panel enclosed bath with centrally mounted chrome mixer taps and wall mounted thermostatically controlled shower valve with glazed shower screen. Close couple WC with dual central flush and pedestal wash hand basin with chrome mono block tap. Medicine cabinet, ceramic tiled floor.

OUTSIDE

the property benefits from a PRIVATE REAR GARDEN which can be accessed from the side gate or directly from the lounge / kitchen area. Immediately abutting the rear of the property there is a good sized patio area whilst the remainder of the garden is predominately laid to lawn with flower and shrub borders and fully enclosed by panel fencing.

TENURE

We understand the flat comes with a SHARE OF THE FREEHOLD and the maintenance is on an 'as and when' basis and shared equally with the first floor flat.

