



4 Crabton Close Road

Boscombe, Bournemouth, BH5 1HL

Price Guide £150,000



Road Map



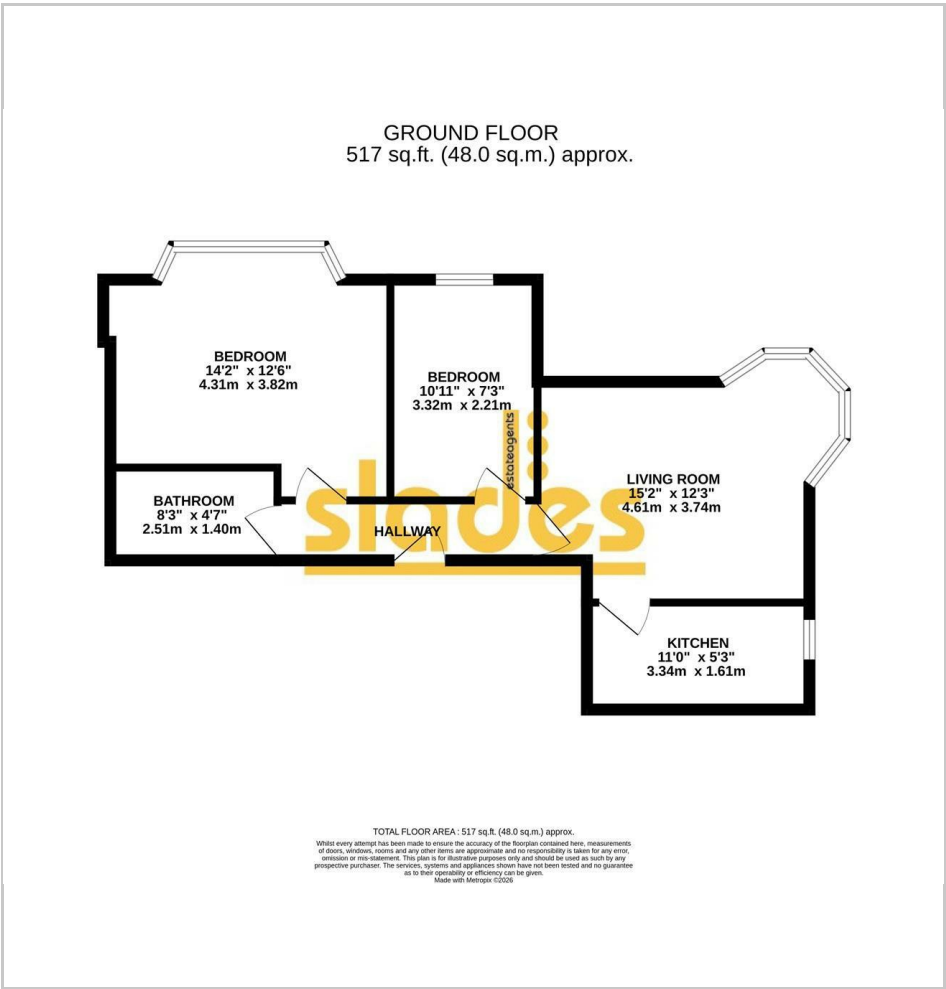
Hybrid Map



Terrain Map



Floor Plan



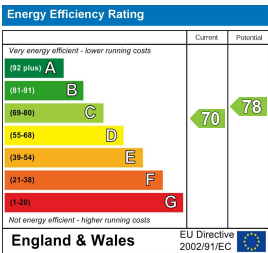
- Characterful First Floor Apartment within BH5
- Lounge/Dining Room
- Two Bedooms
- Kitchen
- Family Bathroom
- GFCH & uPVC Double Glazing
- Off Road Parking
- No Forward Chain

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**** GUIDE PRICE £150,000 to £170,000 ** A characterful 2 bedroom first floor flat with parking with in a level walk to Boscombe High Street and award wining beaches**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall with stairs servicing all floors. Flat 3 is on the first floor with internal lobby and solid wooden panel front door leading to the

ENTRANCE HALL

with ceiling light, smoke alarm, dado rail, door entry phone and doors to all room.

LIVING ROOM

with coved ceiling and light fitting, dado rail, convection radiator, laminate wooden flooring and feature turret style uPVC double glazed window to the side and front elevations. Adjoining panel glazed door to

KITCHEN

with ceiling light, uPVC double glazed window to the front elevation and convection radiator. An extensive range of matching wall and base level kitchen cabinets with rolled edge working surfaces and tiled splashback incorporating a single drainer polycarbonate sink with mixer tap over. Four ring electric hob with extractor hood over and under counter oven. Space and plumbing for washing machine and under counter fridge. Wall hung 'Baxi' gas combination boiler.

BEDROOM ONE

with ceiling light, convection radiator and uPVC double glazed bay window to the side elevation.

BEDROOM TWO

with central pendant light, laminate flooring and uPVC double glazed window to the side elevation. Convection radiator. Low level cabinet housing the electricity meter and consumer unit.

BATHROOM

with ceiling light, convection radiator, extraction unit and three quarter tiled walls. Modern suite comprising of a panel enclosed bath with chrome Victoria style mixer taps with shower attachment over. Close couple WC and pedestal wash hand basin with chrome taps. Vinyl flooring.

OUTSIDE

We understand the flat comes with an ALLOCATED PARKING SPACE

