



**slades**  
estate agents

40 Northcote Road  
Bournemouth BH1 4SG

**slades**  
estate agents



**\*\* INFORMAL TENDER \*\*** A character 2 bedroom mid terraced house requiring full refurbishment.

**BFI3425 PRICE: Offers in Excess of £174,950 Freehold**

Tel: **01202 548855** E-mail: **office@sladesproperty.co.uk**

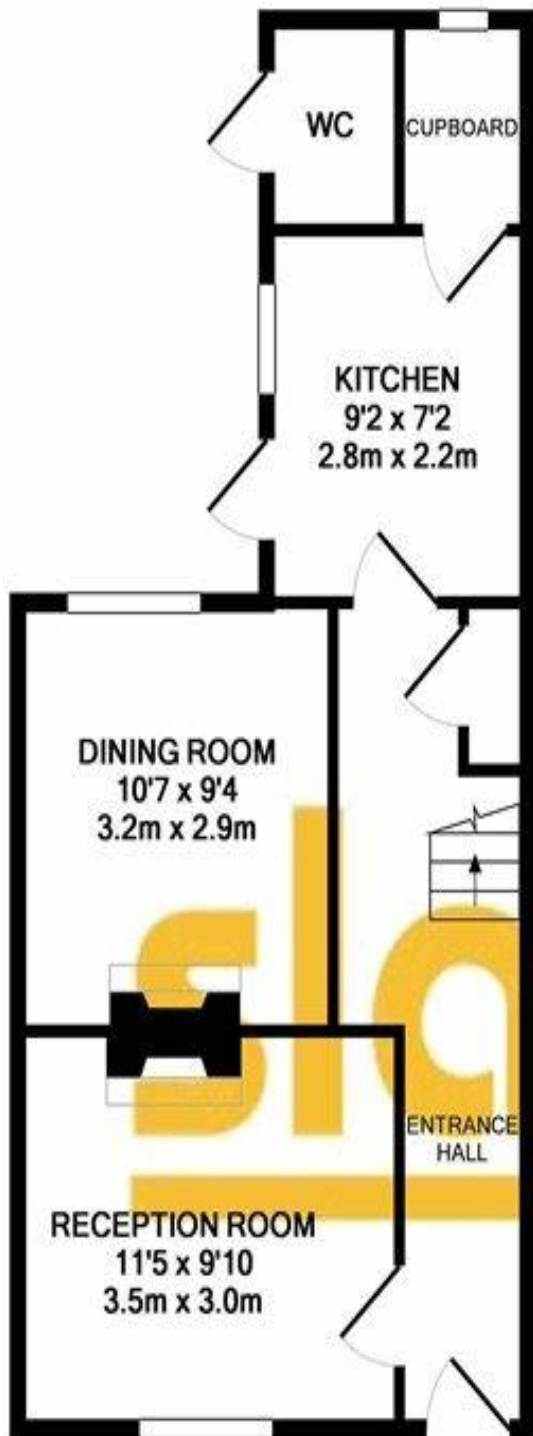
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301 Wimborne Road, Winton, Bournemouth BH9 2AA.

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**RICS**



GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.6 SQ.M.)

BFI3425

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**\*BEST & FINAL OFFERS By Friday 19th October 2018 \* Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Two Bedrooms \* Spacious Bathroom \* uPVC Double Glazing \* Private Rear Garden \* In Need of Refurbishment \* No Forward Chain \***

Half glazed uPVC front entry door to

**ENTRANCE HALL** with ceiling light, smoke alarm, under stairs storage cupboard and doors to

**LIVING ROOM** measuring approximately 11'5 x 9'10 with central ceiling light, picture rail open fireplace with tiled surround and uPVC double glazed window to the front elevation.

**DINING ROOM** measuring approximately 10'7 x 9'4 with central pendant light, tiled fireplace surround with fitted gas fire and uPVC double glazed window to the rear elevation.

**KITCHEN** measuring approximately 9'2 x 7'2 strip light, fitted stainless steel sink with cupboards beneath and half glazed uPVC door to the side elevation with adjacent side screen. Ad joining door to larder with further window to the rear.

Staircase from the entrance hall to three quarter landing and further stairs to first floor landing with loft space. Doors to

**MASTER BEDROOM** measuring approximately 14'8 x 9'10 with central pendant light, original fireplace surround with open grate and uPVC double glazed window to the front elevation.


**BEDROOM TWO** measuring approximately 10'7 x 9'4 with central pendant light, original fireplace surround with open grate. uPVC double glazed window to the rear elevation.

**BATHROOM** measuring approximately 8'10 x 7' with slightly sloping ceiling and pendant light, airing cupboard. A suite comprising of a rolled top bath with chrome taps, sink unit with splash back and low level WC. Window to the side elevation.

**OUTSIDE** A good sized rear garden, heavily shrubbed.

Best & Final" Offers to be submitted no later than midday on Friday 19th October 2018 to Slades Estate Agents, 301 Wimborne Road, Bournemouth, BH9 2AA.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	4	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 10/23/2014