

9 Morley Road, Bournemouth,
Dorset, BH5 2JJ

Asking Price **£295,000**



Bedrooms



Living



Bathroom



Allocated parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A well-presented ground floor garden apartment.

WITH ITS OWN REAR GARDEN, A PRIVATE FRONT ENTRANCE AND OFF-ROAD PARKING, THIS IMMACULATELY PRESENTED GROUND FLOOR APARTMENT IS A MUST-SEE HOME!

Accommodation is well proportioned, light and neatly presented, with gas central heating and double glazing throughout.

To the front of property there is a private garden area enclosed by low walling with a gate and path leading to the private front door.

Entering, a hallway leads to both bedrooms, the bathroom and living space.

There are two bedrooms, both of which overlook the front of the property and make for double rooms. The master bedroom being particularly spacious benefitting from built in wardrobes and a bay window.

The bathroom is fully tiled and fitted with a modern white suite to include a low level wc, hand wash basin, a full-sized bath and a separate walk-in shower.

The living room is set to the rear of the home and has a door leading out to a private rear garden. There is room for a good range of furniture and double doors open out to a UPVC

conservatory/sunroom which also gives direct garden access and makes a pleasant sitting area.

Accessed from the living room, a separate kitchen has been well modernised with an excellent range of eye and base level storage units and comes complete with integrated appliances.

The private rear garden benefits from a West - South Westerly facing rear garden and offers both patio and lawn. The garden is not currently enclosed but could easily be fenced in to create an enclosed and private space.

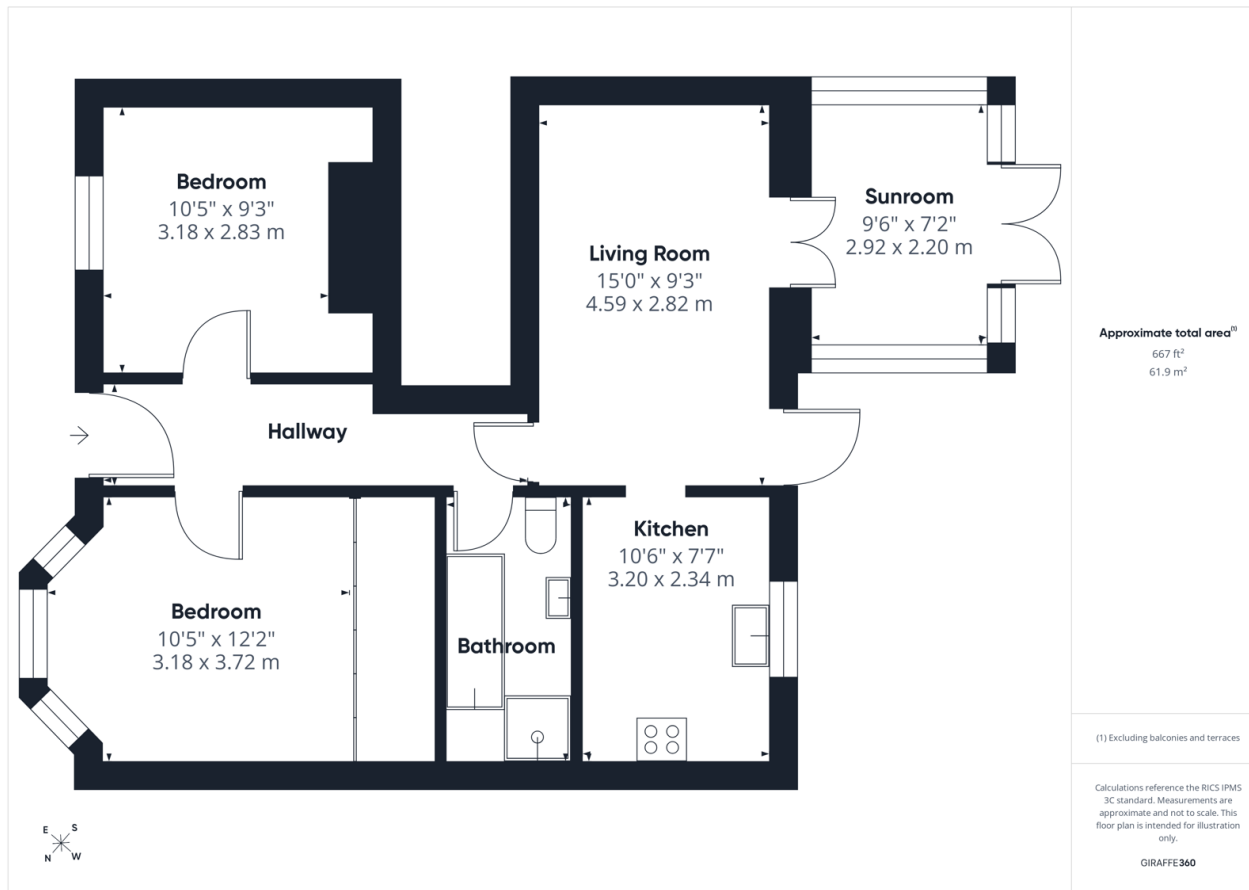
A shared driveway to the side of property leads to parking area which is laid to loose stone and where the subject property has the benefit of an off-road parking space.

THE TENURE: We are informed the property will benefit from a newly extended lease upon completion, the terms of which are currently being agreed. There will be no ground rent payable. Maintenance is dealt with on an as and when basis and split 50/50 with the first-floor apartment.

COUNCIL TAX BAND: B



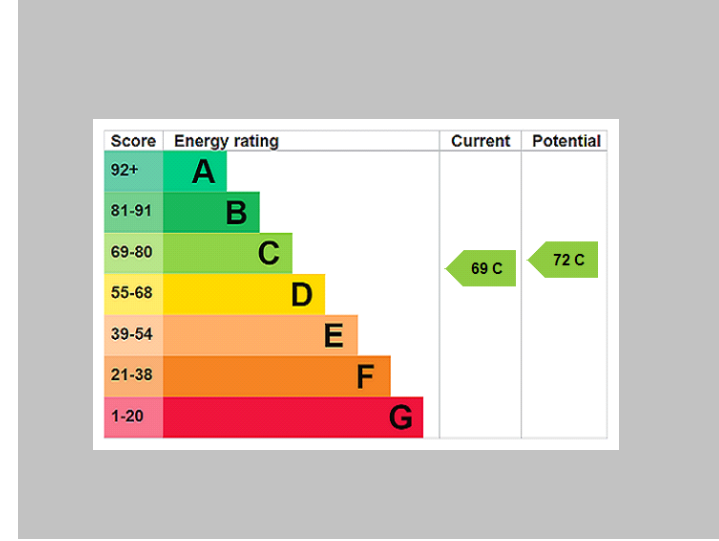
KEY POINTS
Ground floor apartment
Private entrance
Private rear garden
Off road parking
Excellent presentation
Sun room/conservatory



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS

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