



Estate Agents



Auctioneers

Iford Lane, Iford, Bournemouth, Dorset, BH6 5RA

Guide Price £450,000 Freehold

Three Bedroom Detached Bungalow
Spacious Entrance Hallway | 15' Reception Room | Three Bedrooms or Two Reception Rooms
Modern Shower Room & Separate W/C | Kitchen | Garage & Parking | Gardens | No Chain

An opportunity to purchase a deceptively spacious three bedroom detached bungalow set on an elevated plot with views over Iford playing fields and close to Riverside walks and shops at Iford, as well as having easy access to Litledown Leisure centre, Iford Golf club and Tesco Extra supermarket; Safe sandy bathing beaches at Southbourne are approximately 2 miles away and Bournemouth town centre is approx. 4 miles distant via the A338. The property benefits from UPVC double glazing, gas central heating, 15' reception room, spacious double bedrooms, 12' kitchen and a modern shower room, detached garage and multiple off street parking. No chain.

Enter via the side door into a surprisingly spacious hallway with storage cupboard, access to the loft and doors to all the rooms. To the rear is the 15' reception room with feature fireplace and sliding patio doors leading to the rear garden. The 12' kitchen is fitted with a good range of wall and base units with space for all appliances and a large larder unit. There are three bedrooms offering flexible accommodation (as one is currently in use as a further reception room) - to the front aspect are two generous rooms both with bay windows and bedroom three is a good sized single. There is modern shower room with cubicle and basin plus a separate cloakroom.

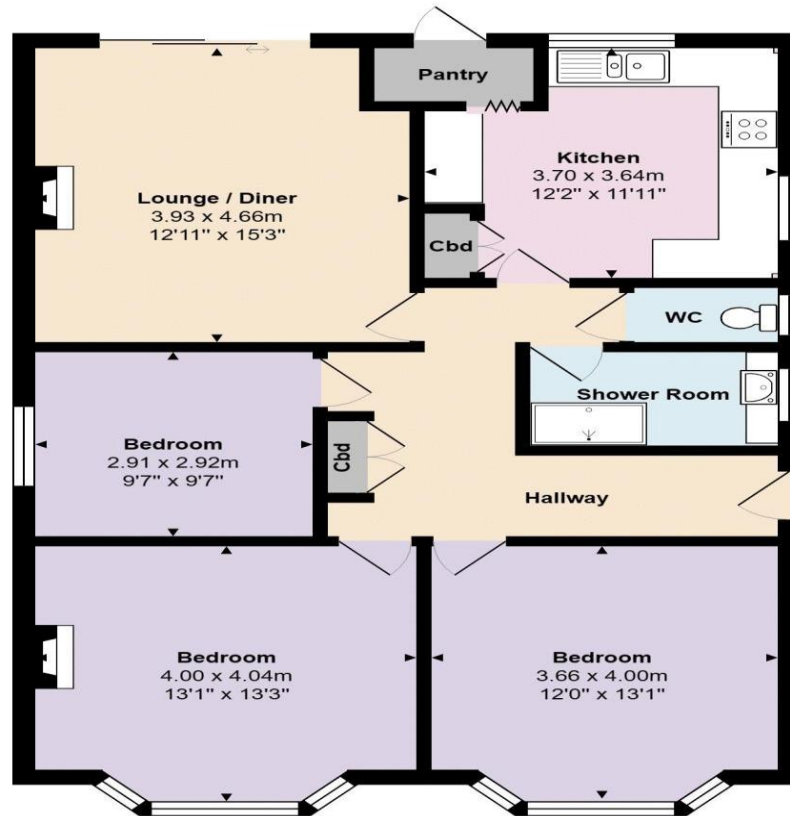
Outside, there is a large frontage with sloping driveway providing off road parking for 3/4 cars and leading to the detached garage. Compact rear garden with sunny aspect, laid to lawn with patio area. Gated side access.

Council Tax Band: D

EPC Rating: 62 | D







Total Area: 91.1 m² ... 981 ft²
All measurements are approximate and for display purposes only



Disclaimer 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. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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