



Estate Agents



Auctioneers



## **Christchurch Road, Iford, Bournemouth, BH7 6BS**

### **£495,000 – Freehold**

**Superb Three Double Bedroom Detached House | Triple Aspect Lounge | Double Aspect 21' Kitchen/Diner | Utility Room  
Ground Floor Shower Room | 16' x 13' Master Bedroom | Two Further Double Bedrooms | Family Bathroom  
Large Southerly Facing Sunny Rear Garden | Off Road Parking For Two/Three Cars | No Onward Chain**

A spacious and very well presented three double bedroom detached family home situated on an elevated plot moments from picturesque walks aside the River Stour. The property is centrally located in Iford with local shops and bus services, and within easy reach of Littledown Leisure centre, Iford Golf course and the major employers of JP Morgan and Bournemouth Hospital. Due to imminent relocation this property is offered for sale with no onward chain.

From the front of the property, a footpath cuts through the low maintenance front garden which sets this double fronted property back from the road. The front door gives access into the bright and airy hallway with the triple aspect lounge to the left, modern 21' kitchen/diner to the right and superb modern ground floor shower room in between. There is space under the stairs which is fitted with a desk, built-in filing cabinet and multiple sockets - ideal for working from home. The spacious lounge has windows to three aspects creating a light and bright room; there is a feature gas fireplace and French doors leading out to the garden. The kitchen/diner also enjoys a dual aspect with modern gloss-cream cupboards fitted at base & eye level with solid wood work surfaces over incorporating a breakfast bar; there is a built in double oven inset to larder unit, hob with extractor over, built in dishwasher, fridge-freezer and a one-and-a-half bowl sink; finished with modern splashback tiling. There is a useful utility room off the kitchen which leads into the garden. Completing the ground floor accommodation, the modern shower room is fully tiled with contemporary tiling and comprises of large walk in shower, wall hung wash hand basin and w/c.

Upstairs, the huge 16'11 x 13' master bedroom has plenty of space for storage and mirrors the triple aspect windows of the lounge below; bedrooms two and three are equal-sized double bedrooms. The first floor bathroom is newly refurbished and comprises of a double ended bath with hand held shower attachment, wash hand basin, w/c and is finished with modern tiling and a chrome heated towel rail.

Outside, the private rear garden enjoys a sunny southerly aspect and offers a large patio and raised decking area - ideal for sunbathing, barbeques and entertaining; there is also a large shed which has mains power with sockets. A gated private driveway, accessed from the rear, provides off road parking for two or three cars.

Council Tax Band: D

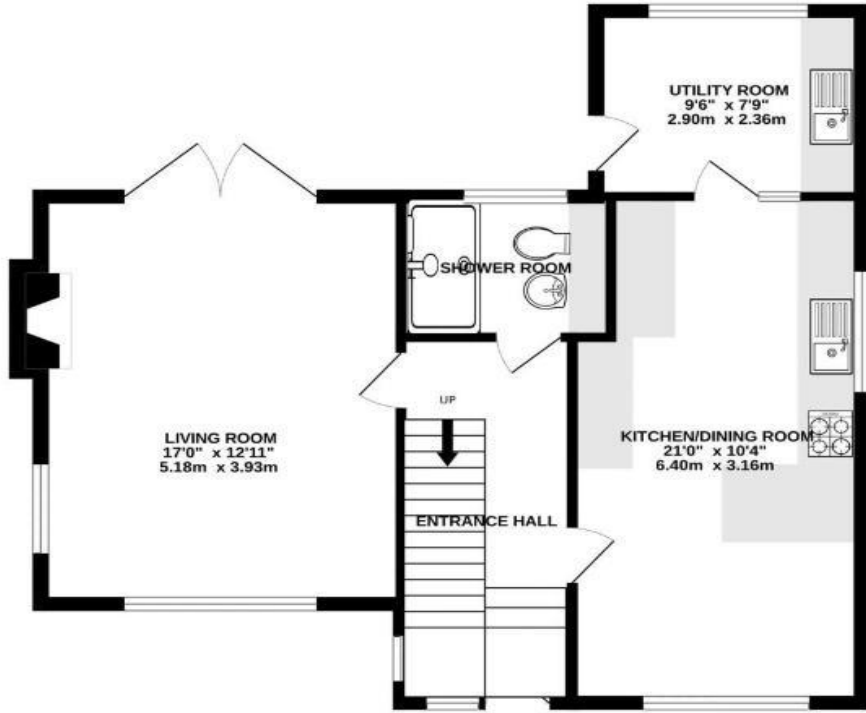
EPC Rating: 71 | C



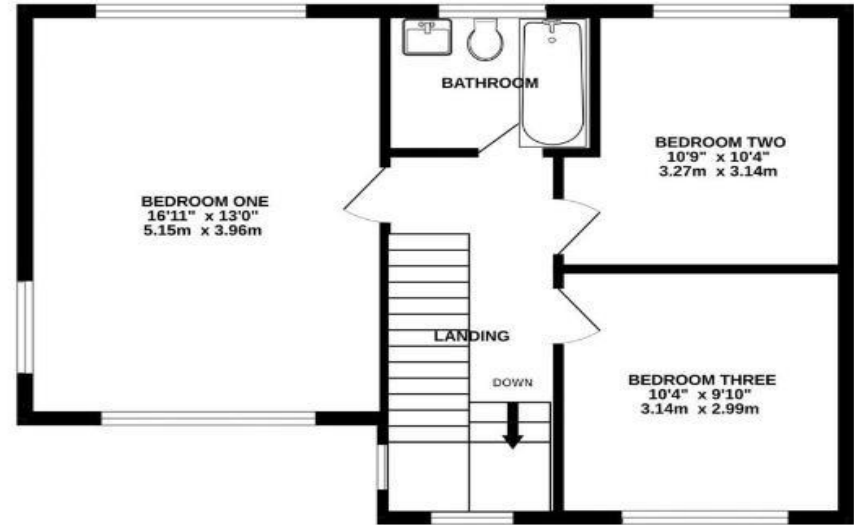




GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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