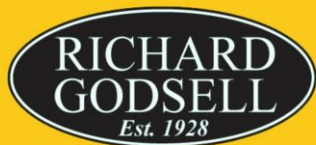


Estate Agents



Auctioneers



Iford Lane, Southbourne, Bournemouth, BH6 5NG **£318,500 Share of Freehold**

Two Bedroom Ground Floor Garden Flat | Private Entrance | Hallway
13ft Reception Room | New Kitchen | New Bathroom | Two Bedrooms
Private Rear Garden | Garage & Driveway | Share Of Freehold | No Chain

Iford Lane, Southbourne, Bournemouth, BH6 5NG

£318,500 - Share of Freehold

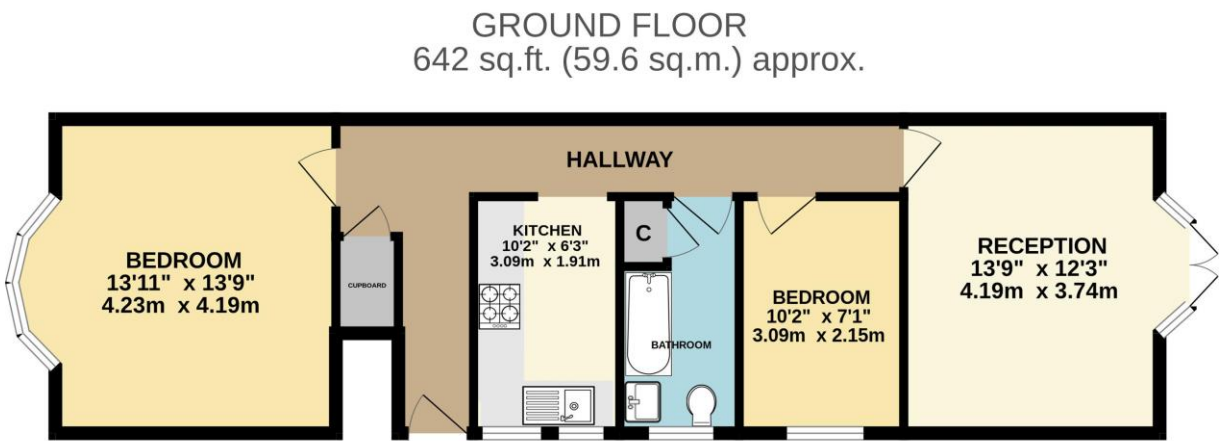
This beautifully presented two-bedroom ground-floor flat is conveniently located near local shops in Iford, featuring a peaceful open aspect in front with views over the River Stour. The property has recently undergone redecoration and modernisation by the current owner, which includes a stylish new kitchen, a new bathroom, and patio doors leading to the garden. Additional benefits include UPVC double glazing, gas central heating with a modern boiler, a 13ft reception room, a 13ft master bedroom, a private rear garden, a detached garage, and a long driveway. Viewing is highly recommended. Sole Agents.

Upon entering the hallway, you will find a storage cupboard and doors leading to all rooms. The front aspect features a 13ft master bedroom with a large bay window overlooking the front garden. Moving towards the rear, you will first find the kitchen, which has been remodelled with a new range of shaker-style wall and base units complemented by contrasting work surfaces. It is equipped with a built-in oven, hob, extractor, washing machine, and fridge freezer.

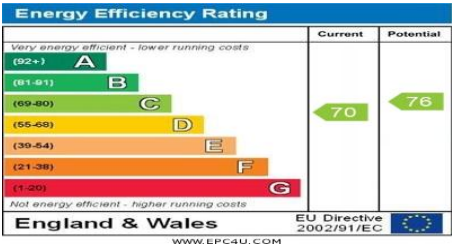
The bathroom features a new modern white suite that includes a panelled bath with a shower, a WC, and a vanity sink unit, all enhanced by stylish tiling and wood-effect flooring. The second bedroom has a window facing the side, and lastly, the 13ft rear reception room has been upgraded with new patio doors that lead to the garden, allowing plenty of natural light to flood the room.

Exterior: The private rear garden features a lawn area and a gate leading to the driveway. The front garden is also laid to lawn. There is a detached garage with a courtesy door to the garden and a long driveway that provides parking for several cars.

Tenure: Share of Freehold
EPC Rating: 70 | C
Council Tax Band: B



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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