



Estate Agents



Auctioneers

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

Offers In Excess Of £460,000 – 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

A recently refurbished and 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 Littledown 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 now benefits from UPVC double glazing, gas central heating with a new boiler, a 15' reception room, spacious double bedrooms, a modern 12' kitchen, and a modern shower room, along with multiple off-street parking. The bungalow has recently been modernised throughout and is now presented in lovely condition while still offering potential to extend into the loft if required (STPP).

Enter through the side door into a surprisingly spacious hallway, which features a storage cupboard, access to the loft, and doors leading to all the rooms. At the rear of the house is a 15-foot reception room, complete with a feature fireplace and newly installed French doors that open into the rear garden. The 12-foot kitchen is equipped with an extensive range of wall and base units, a built-in oven and hob, a fridge freezer, and a movable breakfast bar, along with a door and window that provide access to the garden. There are three genuinely good-sized bedrooms: two generous double rooms with bay windows are located at the front, and the third bedroom is a well-proportioned single big enough for a double bed. Additionally, there is a modern shower room featuring a cubicle, basin, and WC, as well as a separate cloakroom.

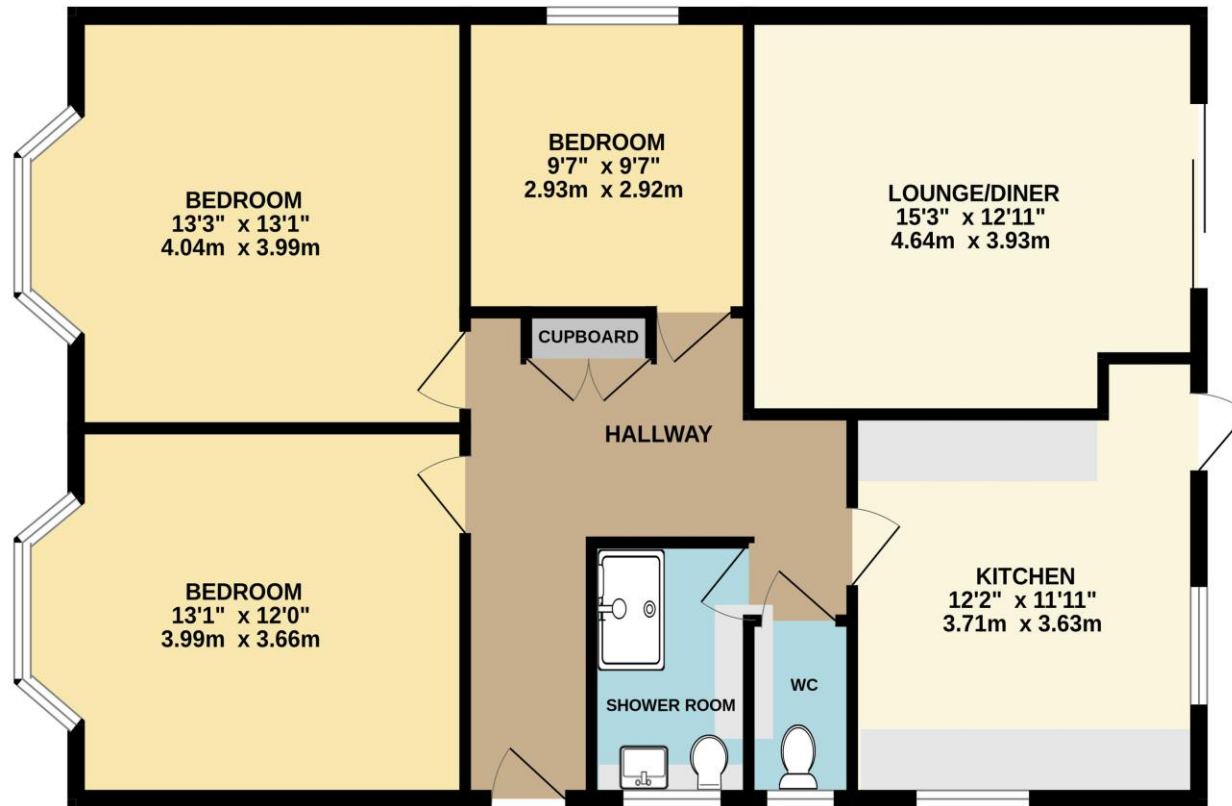
Outside, there is a large frontage with a sloping driveway providing off-road parking for 3-4 cars. The sunny aspect of the rear garden has a patio and decking area with a large shed and gated side access.

Tenure: Freehold
EPC Rating: 62 | D
Council Tax Banding: D





GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 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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