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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



62 Edifred Road

Bournemouth BH9 3PD

**Offers in excess of
£280,000**

- CHAIN FREE
- Two bedroom semi-detached bungalow
- In need of some modernisation
- Off road parking for four/five cars
- Private rear garden

Location

Edifred Road is a sought after, quiet, residential road in Muscliff. Within a short walk are two excellent primary schools, Tesco convenience store, pharmacy, doctors and dental practice, along with the open playing fields of Muscliff park and walks along the River Stour.

Hallway

Lounge/Diner 19' 8" x 9' 10" (5.99m x 2.99m)

A very spacious lounge/diner which leads into the kitchen. Large window overlooking the rear garden and generously sized radiators.

Kitchen 9' 11" x 9' 2" (3.02m x 2.79m)

A bright, airy kitchen with fitted with base and wall units with space and plumbing for a washing machine and gas oven. Stainless steel sink. Access to the conservatory and rear garden.

Conservatory 9' 0" x 7' 3" (2.74m x 2.21m)

With windows to side and rear elevations and radiator.

Bedroom 1 17' 0" x 9' 10" (5.18m x 2.99m)

A very generous bedroom with window to front elevation and radiator.

Bedroom 2 15' 1" x 9' 2" (4.59m x 2.79m)

With window to front elevation and radiator.

Shower Room

Fully tiled white three piece bathroom suite with shower cubicle, w/c and hand was basin with vanity unit under.

Outside

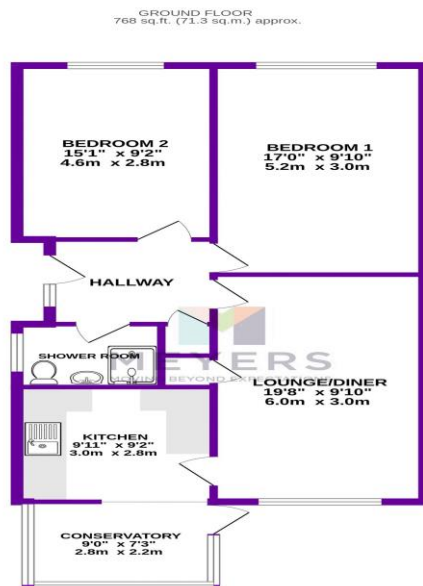
To the front there is ample parking for four or five cars. There is a car port providing cover. To the rear is a mature, enclosed and private garden laid to lawn with mature shrubs.

EPC

Rating - D

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operating efficiency can be given.

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