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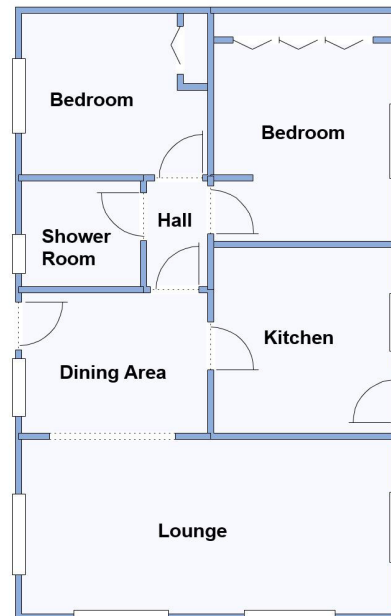
# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**46 Iford Bridge Park, Old Bridge Road, Iford, Bournemouth. BH6 5RQ**



This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 32' x 20'

Accommodation & approximate room dimensions:

- Stately Albion 'Chatsworth Silver' circa 2015
- Kitchen: approx 9'6" x 9'5". Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer, washing machine & tumble dryer. Cupboard housing gas combination boiler. Door to garden.
- Lounge: approx 19'4" x 9'1". Feature fireplace. 4 Bay windows. Archway to:
- Dining Area: Door to raised sun terrace & front door.
- Inner Hall: Hatch to roof space. Inset spot light.
- Bedroom 1: approx 10'2" x 9'5". Fitted wardrobes.
- Bedroom 2: approx 9'5" x 8'5". Fitted wardrobes.
- Shower Room: Corner shower cubicle with thermostatic shower. Pedestal wash basin & WC.
- Gas Central Heating (New Boiler June 2024)
- PVCu Double-Glazing
- Parking on Plot for 1 car
- Delightful Patio Garden & Raised Sun Terrace.
- Age Restriction 50+ Pet Considered
- Popular Residential Park close to local amenities & riverside walks. Ideal location between Christchurch & Bournemouth Town Centre. Close to Bournemouth Hospital, major supermarkets, bus & rail links.

## Popular 'Pet Friendly' Park



**Price £210,000**

**Pitch Fee: approx £257 per cal month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**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 Ref.W04876

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

