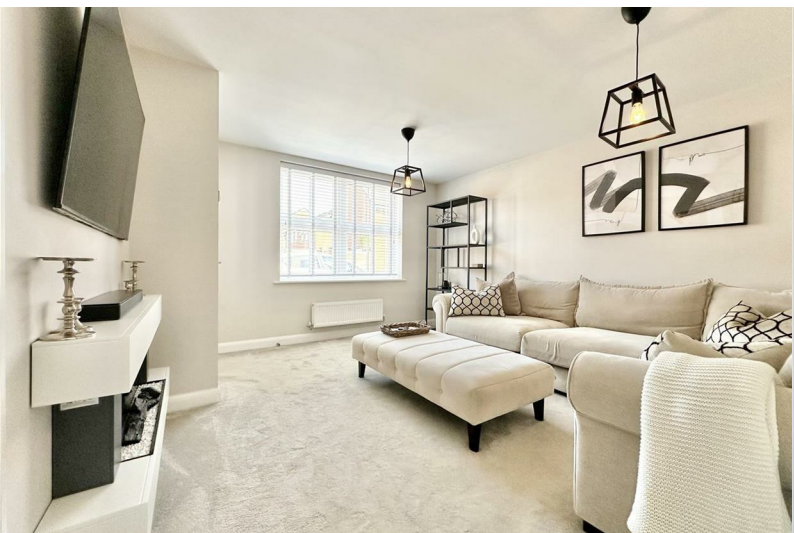




## 46 Edmund Crescent

Bearwood, Bournemouth, BH11 9FU

**£292,000**



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Bearwood, Bournemouth, BH11 9FU

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\* FIRST TIME BUYERS ONLY (DISCOUNT MARKET SCHEME ONLY) \* Built in 2022 is this beautifully presented three bedroom semi-detached house located on the popular Canford Paddock estate in the BH11 post code.

Upon entering the property, you are greeted with an entrance hall. From here, doors lead to the lounge and cloakroom. The cloakroom benefits from a WC and wash hand basin. The lounge is located at the front of the property and benefits from an under stairs storage cupboard.

The stairs leading to the first floor are located in between the lounge and kitchen/diner.

To the rear of the property is the modern kitchen/diner. French patio doors lead on to the patio area. The kitchen benefits from Amtico flooring as well as a number of wall and base units with an integrated appliances that include an oven, ceramic hob and extractor fan, fridge/freezer, dishwasher and washing machine. The combi-boiler can also be found in the kitchen. The kitchen allows space for a dining room table and chairs.

The first floor provides access to all bedrooms, the family bathroom and a loft space. The landing also houses a large storage cupboard.

The bathroom has been finished to a high standard with a bath and glass shower screen, wash hand basin, WC and heated towel rail.

Further benefits to the property include UPVC double glazing, gas central heating and the remainder of the 10 year NHBC warranty.

The new owners will contribute towards the rent charge for

the estate. The rent charge is an annual fee of £285.00 which contributes towards the upkeep of the private estate (this can be paid monthly).

Externally the property benefits from a sunny aspect rear garden. The garden is enclosed with a fence surround. There is a side gate leading on to the driveway as well as a laid lawn, patio area and outside water tap. To the front there is a block paved driveway providing off road parking for two vehicles.

\* Please note - the property is to be sold as part of the Discount Market Scheme to first time buyers only. The price advertised is 73% of the open market value. Further details available on request \*

The property is located in the popular residential area of Bearwood, BH11. Local shopping facilities are within close proximity along with bus routes servicing Bournemouth & Poole. A range of both primary and secondary schools are within the local area. The popular Canford Sang is within walking distance, offering river walks along the Stour.

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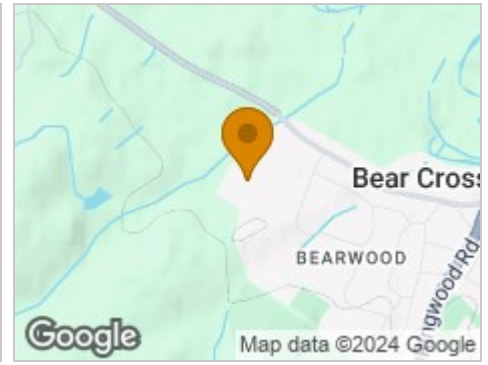
## Road Map



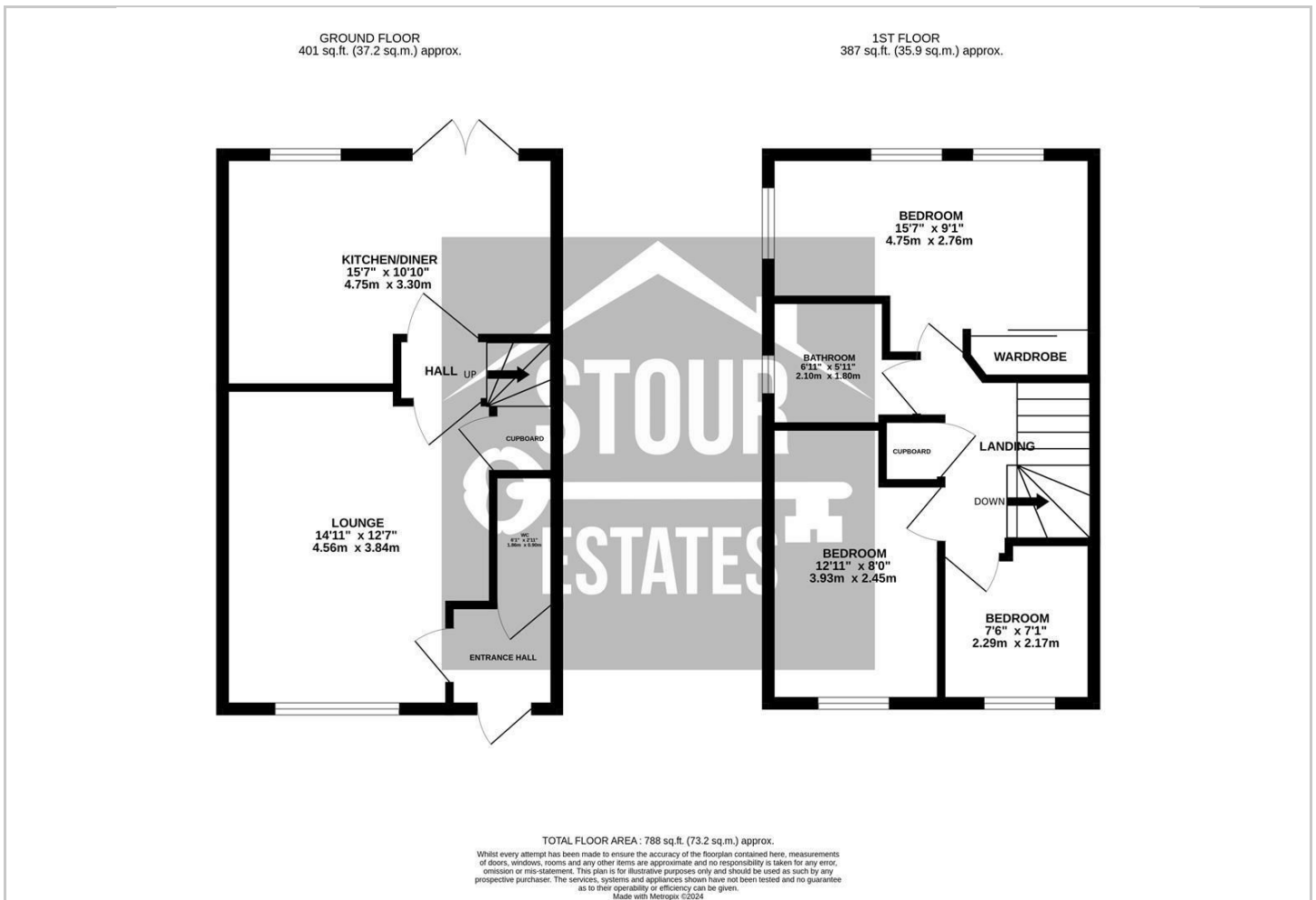
## Hybrid Map



## Terrain Map



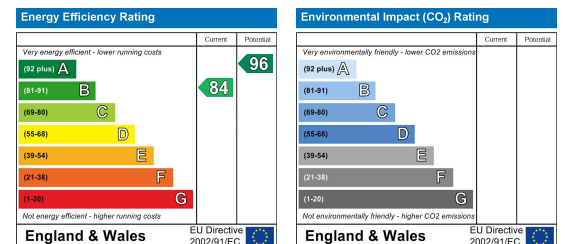
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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