

EDWARDS  
ESTATE AGENTS

BEAUMARIS ROAD  
BOURNEMOUTH, BH11 2FX





# £1,950 PER MONTH

- Available Now
- Three Bedrooms
- En-suite to Master
- Kitchen / Breakfast Room
- Separate Utility Room
- Enclosed Garden
- Dual Aspect Lounge

Edwards are delighted to bring to the market this spacious three bedroom house on the Canford Paddock Development close to Canford Magna.

The property consists of spacious kitchen diner with French doors to the rear garden and a separate sitting room. Downstairs there is also a cloakroom and utility room. Upstairs are three bedrooms, the master bedroom with an en-suite and family bathroom.

Outside you have parking for two cars and the property benefits from easy to maintain garden. Available now on an unfurnished basis.

EPC Rating A

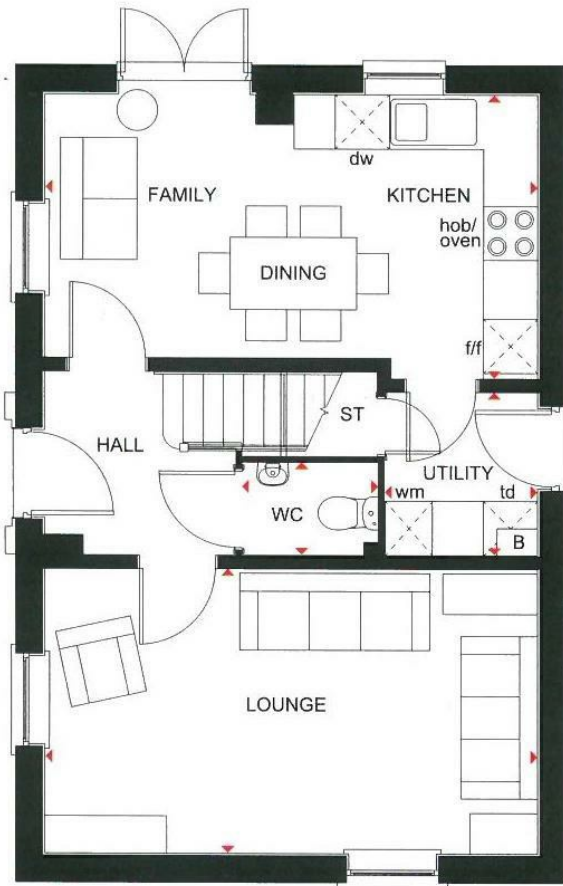






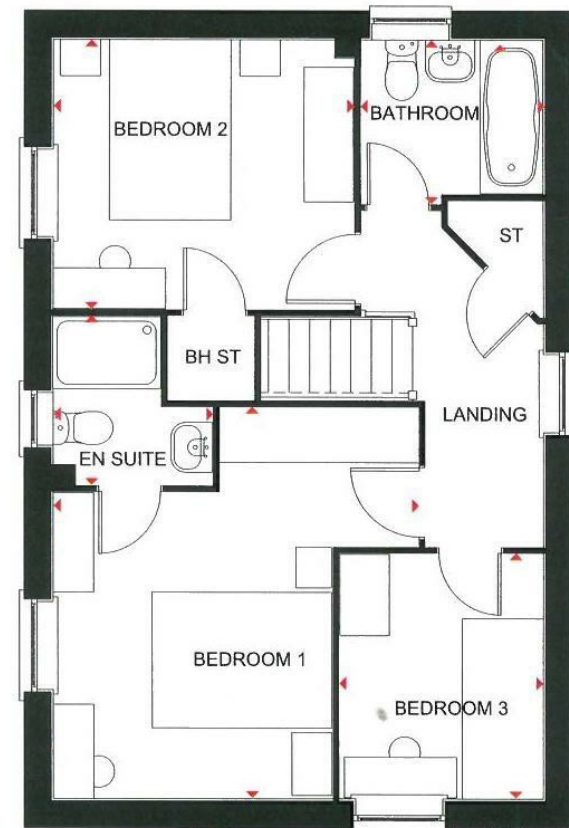






### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1484 x 1015 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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