



Connells

Iford Bridge Home Old Bridge Road
BOURNEMOUTH



Property Description

Connells of Southbourne are pleased to offer this two double bedroom 40 x 20 residential park home located on the highly sought after Iford Bridge Park, which is situated moments away from the beautiful River Stour. This generously sized home offers flexible and versatile living accommodation and is offered for sale in outstanding condition throughout. This quiet residential park lays between the popular towns of Southbourne and Christchurch and both offer a fantastic and varies range of amenities. This delightful residential home also benefits from having an enclosed sizeable patio garden an ideal spot for al fresco dining or just sitting and relaxing.

Although part of Bournemouth, Iford is on the banks of the River Stour facing Christchurch on the opposite side with its harbour and visitor attractions as well as a great range of shops, restaurants and places of interest. Iford is a quiet neighbourhood and has some independent shops and amenities including restaurants, a pub, takeaways and a convenience store.

Christchurch is a popular tourist destination with its harbour, beaches, nature reserves and historically important buildings. It has a wider selection of shops and amenities including excellent restaurants and several supermarkets. It also has a railway station on the London Waterloo to Weymouth line.

Approach

Steps lead up to the side entrance door, which opens into the:

Entrance Hall

Two built-in storage cupboards. Doors to all rooms.

Sitting Room

19' 2" x 10' 6" (5.84m x 3.20m)

Three double glazed windows allowing natural light to flood in. Feature fireplace. TV point. Radiator.

Dining Area

9' 7" x 7' 7" (2.92m x 2.31m)

Double glazed window to side aspect. Door into inner hallway.

Kitchen

12' 5" x 9' 2" max (3.78m x 2.79m max)

Double glazed window to side aspect. Fitted with a range of wall and base units. Built-in electric oven. Four burner gas hob. Stainless steel sink unit with drainer. Space for fridge / freezer. Space and plumbing for washing machine. Double glazed door to side.

Bedroom 1

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to side aspect. Fitted with a range of bedroom furniture and a walk in wardrobe.

En-Suite

Obscure double glazed window to side aspect. Shower cubicle. Low level WC. Wash hand basin.

Bedroom 2

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to side aspect. Fitted wardrobes.

Bathroom

Obscure double glazed window to side aspect. Paneled bath. Low level WC. Wash hand basin with storage cupboard under. Part tiled walls.

Outside

A private enclosed garden laid to block paving. To the far end tucked out of sight is a large metal storage shed. There is allocated off road parking to the front.

Agents Notes:

Service Charge: TBC

Ground Rent £581.36 per annum

Council Tax: Band A - BCP - TBC





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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EPC Rating: Exempt

view this property online connells.co.uk/Property/SBN305933

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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