



Connells

Iford Bridge Park Home Old Bridge Road
Bournemouth

Iford Bridge Park Home Old Bridge Road Bournemouth BH6 5RQ

for sale
£120,000



Property Description

A charming one bedroom Residential Park Home located on the very delightful and peaceful Iford Bridge Park which is conveniently located between the vibrant Southbourne and the Historic Priory town of Christchurch. Both towns offer excellent amenities with extensive selection of shops and Boutiques. Southbourne also offers award winning beaches and Christchurch has the Quay which holds many events throughout the year. The home is offered in good condition and would make a perfect home for a single person aged over 55 who wants tranquillity with the advantage of great transportation links. The park is nestled alongside the River Stour which makes it ideal for those who enjoy walking, cycling and water sports. The accommodation on offer comprises of a Lounge/Diner, kitchen, walk in wet room and a double bedroom. The property also benefits from an enclosed private garden which is perfect for Al Fresco dinning or just relaxing.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Lounge

10' x 10' (3.05m x 3.05m)

Side aspect double glazed window. Double glazed door to front. Feature fireplace with inset gas fire. Built in cupboard with immersion tank.

Kitchen

6' 11" x 5' (2.11m x 1.52m)

Fitted kitchen comprising a range of base and wall mounted storage cupboards, inset stainless steel sink unit, inset gas hob, space and plumbing for washing machine.

Bedroom

9' x 6' 11" (2.74m x 2.11m)

Double glazed patio door to rear. Range of fitted bedroom furniture. Radiator.

Wet Room

Pedestal wash hand basin, low level WC. Chrome ladder style heated rail. Obscure double glazed window to side aspect.

Outside Front

Pathway extends round to the front and side with complimentary flower beds.

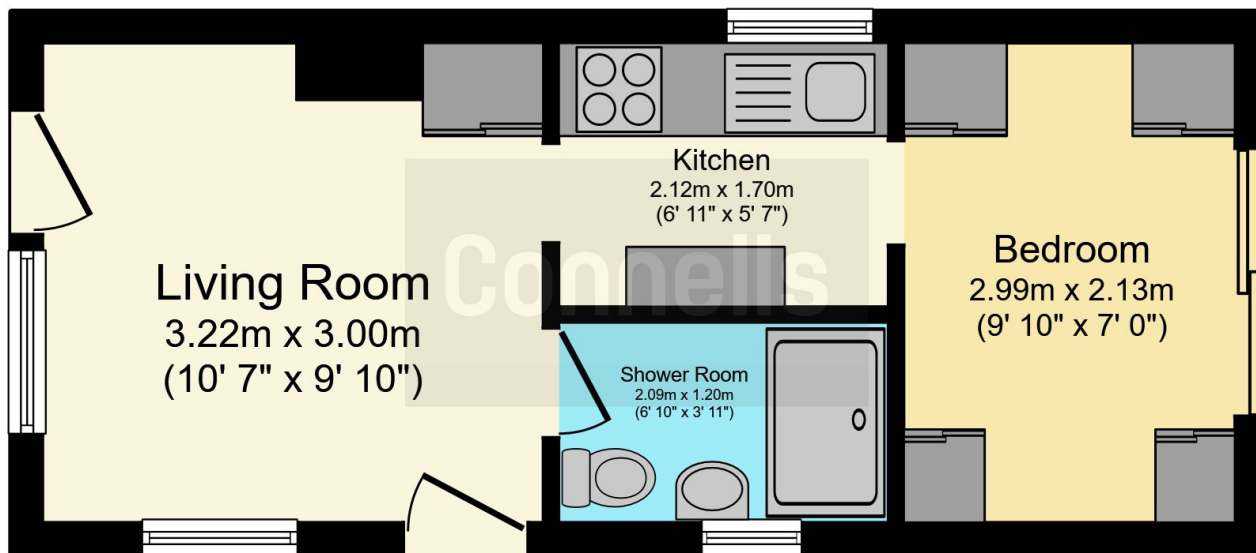
Outside Rear

Metal shed.

Agents Note

Council Tax Band: A





Total floor area 23.7 m² (255 sq.ft.) approx

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/SBN306203

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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