



Bridge House Bridge Place, Bournemouth BH10 7EA

welcome to

Bridge House Bridge Place, Bournemouth

Fox and sons are proud to present for sale this THREE DOUBLE BEDROOM family home finished to an incredibly high standard, ample OFF-ROAD PARKING for three vehicles, fully renovated throughout. This property is not to be missed!





Ground Floor



First Floor

Entrance Hall

10' 6" Max x 7' 8" (3.20m Max x 2.34m)

Kitchen

13' 8" Max x 11' 7" (4.17m Max x 3.53m)

Dining Room

13' 7" Max x 11' 7" (4.14m Max x 3.53m)

Lounge

15' 9" Max x 11' 9" (4.80m Max x 3.58m)

Bedroom 1

13' 9" Max x 11' 9" (4.19m Max x 3.58m)

Bedroom 2

13' 9" Max x 11' 9" (4.19m Max x 3.58m)

Bedroom 3

11' 9" Max x 8' 3" (3.58m Max x 2.51m)

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

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- HIGHLY DESIRABLE CUL-DE-SAC LOCATION WITH VIEWS OF THE RIVER STOUR
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- THREE SIZABLE DOUBLE BEDROOMS TWO OF WHICH HAVE FEATURE FIREPLACES
- STUNNING PRIVATE GARDENS ACCESSIBLE FROM THREE LOCATIONS OF THE HOME
- DRIVEWAY PARKING FOR 3 VEHICLES/CAMPER

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTN109237 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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