



Spacious 2-Bedroom Detached Bungalow Close to Local Amenities

Tenure: Freehold

**37 Edifred Road, Muscliff,
Bournemouth, BH9 3PB**

Price £399,950

- Entrance Porch & Spacious Hall
- Fitted Kitchen
- Lounge
- Conservatory with Double Doors leading to Garden
- 2 Double Bedrooms
- Modern Bathroom
- Gas Central Heating & PVCu Double Glazing
- Driveway for 'Off-Road' Parking
- Delightful Sunny Garden
- Substantial Utility Room/WC & Summerhouse

Spacious, well presented detached bungalow occupying a fantastic location near to local amenities, riverside walks & Castlepoint Shopping Centre. The property offers well-planned accommodation with generous room dimensions including a lounge leading to a large, bright & airy conservatory, 2 good double bedrooms & modern bathroom. Outside, the bungalow has two substantial buildings, a Utility/ Workshop & Summerhouse. Wide driveway providing ample 'off-road' parking. The property also benefits from a delightful low maintenance garden with two useful outbuildings.

Accommodation with Brief Description:

Enclosed Entrance Porch

Hall: Airing cupboard. Hatch to insulated roof space with latter fitted. Laminate flooring.

Lounge: A good-sized room with a feature fireplace & patio doors to:

Conservatory: Large conservatory with glass roof & double doors leading to rear garden.

Kitchen: Range of floor and wall cupboards with laminate worktops & an enamel sink unit. Built-in oven, gas hob & cooker hood above. Space for fridge. Plumbing for dishwasher & washing machine. Door to conservatory.

Bedroom 1: Large double bedroom with double-glazed bay window overlooking front aspect.

Bedroom 2: Double bedroom with double-glazed bay window overlooking front aspect.

Bathroom: Panelled bath with thermostatic shower over & screen fitted. Pedestal wash basin & WC. Cupboard housing condensing boiler.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

Wide Driveway providing good 'off-road' parking.

Rear Garden: Delightful rear garden predominantly laid to lawn patio with the remainder being artificial lawn & shrub border.

Utility Room/Workshop & WC: Brick-built with space for tumble dryer. Cloakroom: Fitted wash basin & WC.

Summerhouse: Substantial block-built summer house with double doors.

Council Tax Band 'D' Energy Rating 'tbc'



Kitchen



Large Conservatory



Front Garden



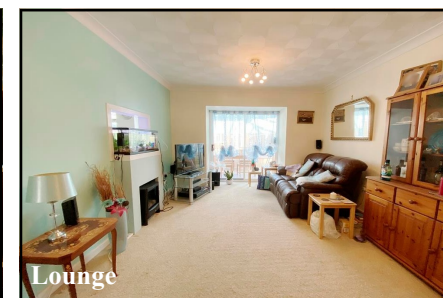
Rear Garden



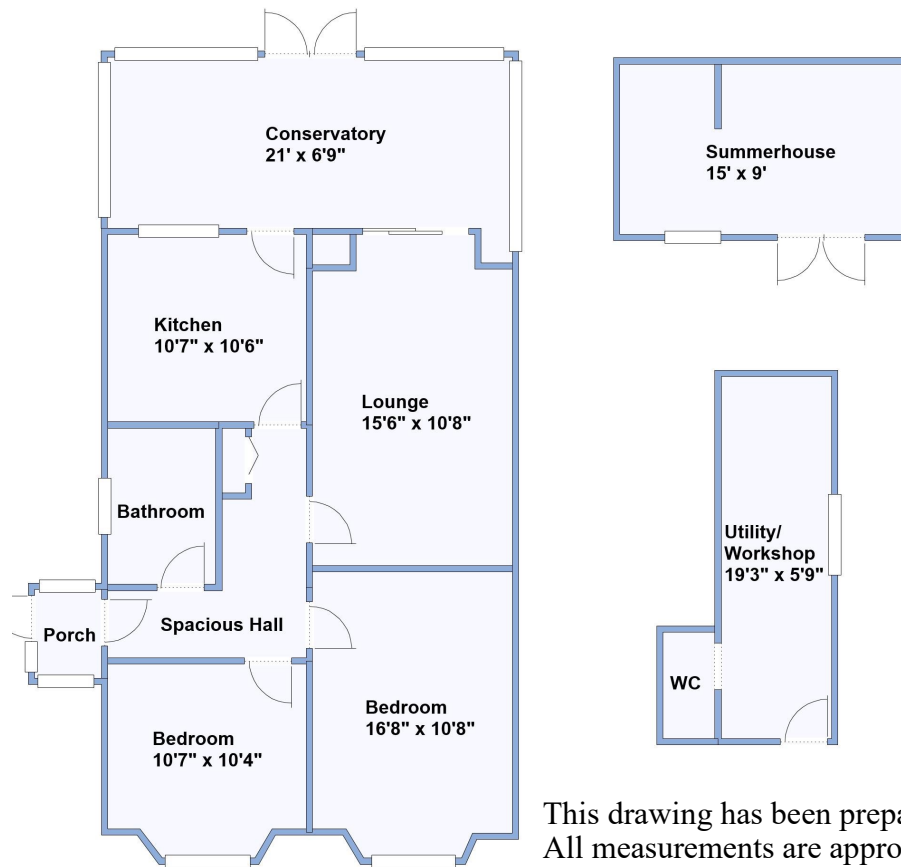
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05128



Hall



Lounge



This drawing has been prepared for diagrammatic purpose.
All measurements are approximate. Not to scale.

