

BELVOIR!

Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Edgehill Cottage, Wimborne Road, Bournemouth, BH10 7BW



Offers In Excess Of £475,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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PERIOD SEMI-DETACHED COTTAGE | ADJACENT TO RIVER WALKS | FOUR BEDROOMS | THROUGH LIVING & DINING ROOM | FITTED KITCHEN | CONSERVATORY | TWO BATHROOMS | BUILT CIRCA 1890 | OFF ROAD PARKING | ESTABLISHED GARDENS | MUSCLIFFE LOCATION

GAS HEATING VIA RADIATORS * LOCATED CLOSE TO BUS ROUTES * EXCELLENT LOCAL SCHOOLING

Agents note: 'Edgehill Cottage' and its neighbour are a pair of semi-detached cottages that formed part of a small Hamlet which grew around the fording place across the River Stour at Riddlesford in the early 19th Century. The cottage is recognised by the Local Council as being worthy of being served for future generations, but are not in a Conservation areas and not a Listed Building.

The entrance has a storm canopy and opens into the entrance lobby and hall with stairs to the first floor. There is an adjacent downstairs cloakroom and door leading through to the living room.

The living room has a front aspect window and working fireplace. There is a linking archway to the dining room with French doors to the conservatory and door to the kitchen.

The conservatory has low brick built walls with double glazed units over and a glass roof with French doors to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops and tiled surrounds. Inset ceramic sink. Freestanding Range style cooker with hood over. Space and plumbing for washing machine and dish washer. Cupboard housing a 'Potterton' gas combi boiler serving the heating and domestic hot water.

First floor landing.

The master bedroom has a rear aspect window and ensuite bathroom. There are a further three bedrooms and a family shower room.

The front garden is well stocked and has a gravel driveway for off road parking. A further covered gravel walk way leads to the enclosed rear garden with a decked area and lawns.

Council tax band C

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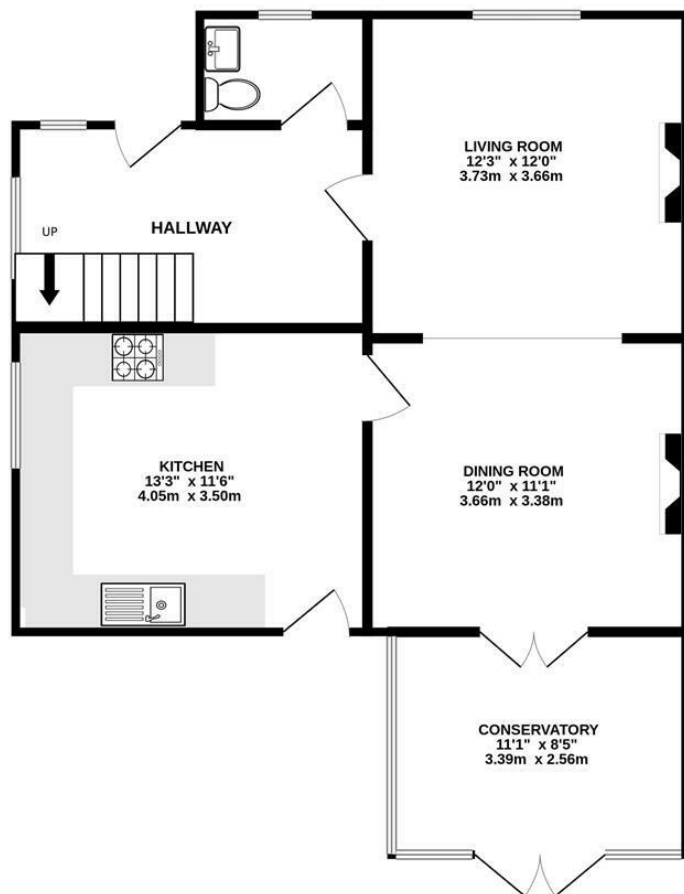


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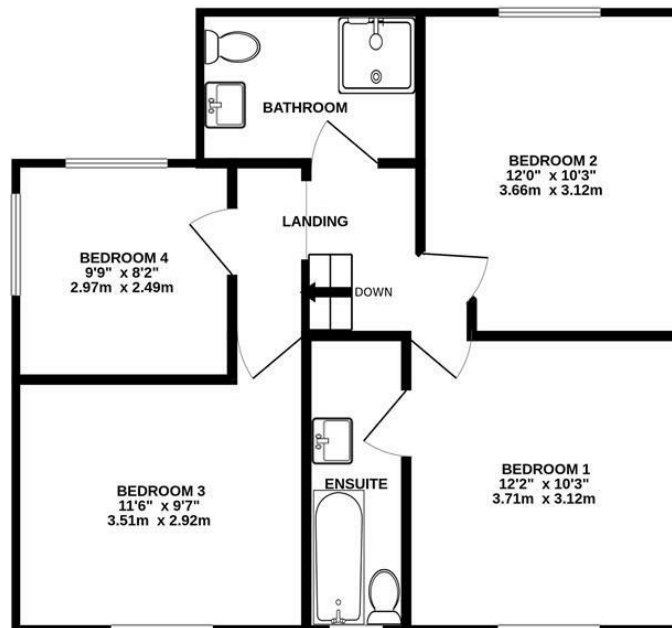
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		