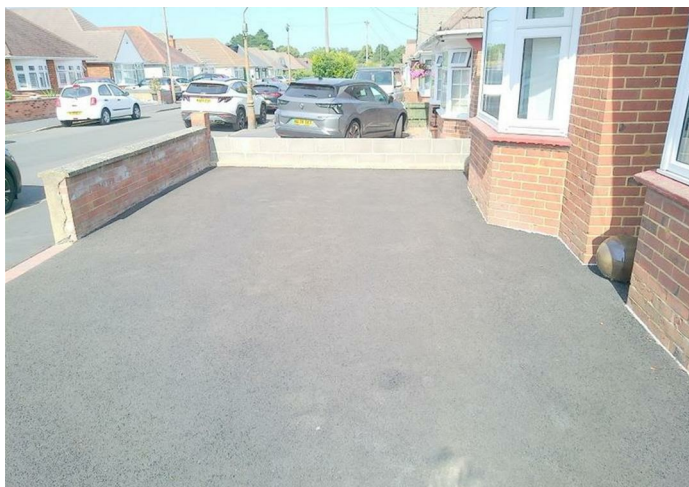


FREEHOLD



Bungalow - Detached

**26 EDIFRED ROAD,
BOURNEMOUTH,
BH9 3PD**

Asking Price

£470,000

FEATURES

- STUNNING KITCHEN/DINER
- EXTENDED AND UPDATED IN 2023
- FOUR BEDROOMS
- SOUTHERLY REAR GARDEN
- EN-SUITE TO THE GUEST BEDROOM
- NO CHAIN
- AMPLE PARKING



4 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

On entering the property via a glazed Upvc front door leading into the porch area, further hardwood door leading into the generous hallway with smooth plastered walls and ceiling, polished tiled flooring, storage cupboard, doors leading to all primary rooms.

LOUNGE

13'1" x 10'2"

Smooth plastered walls and ceiling, tiled flooring, twin Upvc window to the side aspect, opening into the kitchen/diner.

KITCHEN/DINER

19'8",6'6" x 16'0"

A stunning addition to this wonderful home, smooth plastered walls and ceilings with twin roof lanterns, radiator, a large selection of wall and floor mounted units in a matt blue, breakfast island with under counter storage, marble effect worktops, integrated appliance's, gas hob, electric fan oven, extractor fan, Upvc window to rear aspect, bi-folding Upvc doors from the dining area onto the rear garden.

BEDROOM 1

15'8" x 10'5"

Smooth plastered walls and ceiling, radiator, fitted storage, carpet flooring, Upvc bay window to the front aspect.

BEDROOM 2

12'9" x 11'9"

Smooth plastered walls and ceiling, radiator, feature fireplace, twin stain glassed windows to the side aspect, Upvc bay window to the front aspect, parquet flooring.

BEDROOM 3 /GUEST ROOM

11'1" x 8'2"

A stunning room with smooth plastered walls and ceiling, radiator, Upvc window to side aspect, built-in wardrobes, carpet flooring, door leading into the en-suite.

EN-SUITE

9'2" x 3'3"

A wonderful en-suite shower room, modern low level WC, hand basin with vanity storage, double walk-in shower, fully tiled walls and floor in marble effect, extractor fan, heated towel rail, smooth ceiling with LED downlights.

BEDROOM 4

9'2" x 7'6"

A further generous double bedroom with smooth plastered walls and ceiling, fitted wardrobes, wood effect flooring, radiator, Upvc window to the side aspect.

BATHROOM

Fully tiled walls, tiled effect flooring, radiator, hand basin with vanity storage, bath, smooth plastered ceiling, extractor fan, bath with shower, glass shower screen, Upvc window to the side aspect, built-in storage.

CLOAKROOM

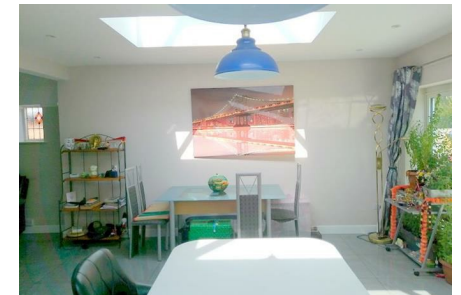
Low level WC, fully tiled walls and flooring, Upvc window to the side aspect.

OUTSIDE SPACE

The front is laid to tarmac offering parking for two vehicles. small brick wall to the front boundary, gate to the rear garden. The rear garden is of a southerly aspect mainly laid to lawn with a patio seating area boarded with 6ft fencing.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.





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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

