



Connells

Saxonbury Road
Bournemouth



Property Description

Located within 100m of Iford Playing Fields and the picturesque River Stour, this beautifully presented two double bedroom bungalow offers versatile living throughout.

The property features two spacious double bedrooms, a separate kitchen/breakfast room, and a generous sitting room providing an ideal space for both relaxing and entertaining. A bright sun room overlooks the enclosed rear garden. To the front, the driveway provides plenty of space for off road parking.

Offering a desirable location, practical accommodation, and excellent outdoor space, this charming bungalow is perfectly suited to a range of buyers, or those seeking single storey living close to local amenities and beautiful riverside walks. A particular highlight for families is that the property falls within the catchment area for the highly regarded St Katharine's Primary School, making it an appealing choice for buyers looking to access one of the area's most sought after schools.

Approach

The front drive is gated and offers ample off road parking for a number of vehicles. There are also plant, flower and shrub borders. The front door opens into the;

Entrance Hall

The hallway has plenty of space for shoes and coats with an airing cupboard housing the

immersion tank. Stripped and painted original flooring. Radiator. Access to loft hatch. Doors to all rooms.

Cloakroom

Obscure glazed window to the side aspect. Low level WC. Wall mounted wash hand basin and vanity unit.

Sitting Room

Double glazed bay windows to the front aspect finished with white plantation shutters. Feature fireplace with brick surround. Wood laminate flooring. TV point.

Kitchen / Breakfast Room

Fitted with a range of wall and base units with laminate worktops over. Eye level electric oven. Inset gas hob with extractor unit over. Stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for a washing machine, dishwasher, and a fridge/freezer. Wall mounted gas central heating boiler to this home. Space for dining table and chairs. Door to the;

Sun Room

UPVC double glazed construction with doors leading to the rear garden.

Bedroom One

Double glazed window to the rear. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure glazed window to the side. Three piece suite comprising a panel enclosed bath with shower over, wash hand basin with storage, and low level WC.

Outside

Outside, the sunny and secluded rear garden is beautifully landscaped with a lawn, well-stocked borders, and a patio ideal for outdoor dining. A garden shed provides storage, and side access leads to the front.

Agents Notes;

EPC - D

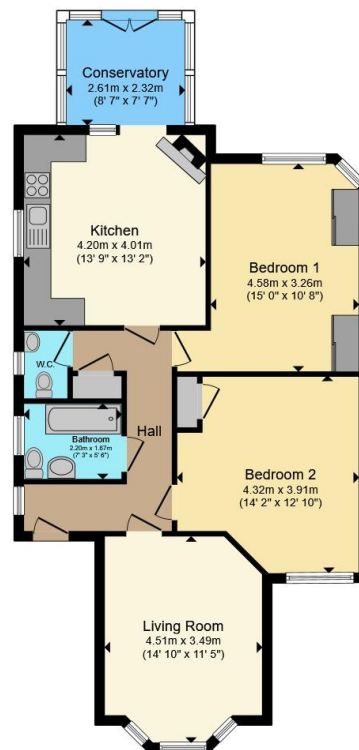
Council Tax Band - BCP Band D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 85.5 m² (921 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.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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