



Estate Agents



Auctioneers

Old Bridge Road, Iford, Bournemouth, Dorset, BH6 5RG

£495,000 – Freehold

Three Bedroom Detached Family Home with Stunning River Views
Entrance Hallway | Dining Room | Lounge | Conservatory | Kitchen | Stairs lead to First Floor Landing
Three Bedrooms | Bathroom | Garden | Off Road Parking for Several Vehicles

This three bedroom detached family home enjoys stunning views over the River Stour, ideally situated for riverside walks and within easy reach of Littledown Leisure Centre, Iford golf course, Tesco extra supermarket and the A338 giving access into Bournemouth town centre. The major employers of JP Morgan and Bournemouth hospital are both within walking distance and Southbourne Grove with its array of restaurants and coffee shops is just over a mile away, with the award winning sandy beaches just beyond.

Upon entering the property you will notice that there are newly fitted carpets on the ground floor, stairs and hall and there are doors leading to all rooms. The dining room is at the front of the property, has a bay window enjoying views of the river and offering a very peaceful ambience. The rear reception is used as a lounge, has a feature fireplace and doors leading to the sun room which in turn gives access to the garden. The kitchen is at the rear of the property and has a window overlooking the garden, there is an integrated gas hob and electric oven, space for freestanding fridge & washing machine and a door leads to the side of the house and garden.

Upstairs the property has three bedrooms. The master bedroom has a large bay window and offers views of the river, the second bedroom is also a generous double size and overlooks the rear garden; the third bedroom is currently being used as an office/hobby room and again, enjoys views over the river. The bathroom comprises of a three piece suite and has a useful airing cupboard.

Outside, the rear garden is split into three tiers offering a good degree of versatility; currently the lower two tiers are laid to tarmac and patio and the upper section comprises of a flower bed and shed. The property is well set back from the road, providing off street parking for several vehicles to the front.

Council Tax Band: D

EPC Rating: 59 | D

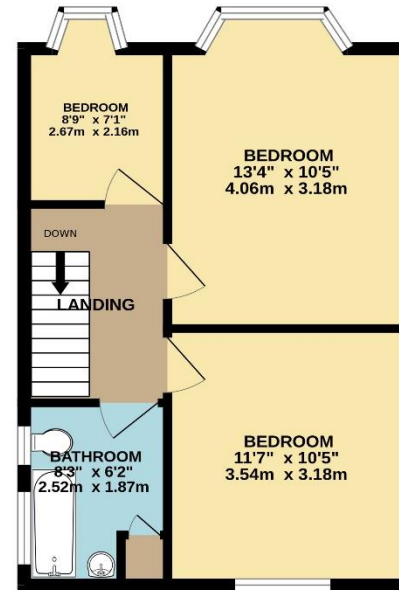




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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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