



8B Old Bridge Road, Iford, Bournemouth,
Dorset, BH6 5RG

Asking Price **£400,000**



3

Bedrooms



1

Living



2

Bathroom/Ensuite



G

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A three-storey house on the banks of the river Stour!

OFFERED WITH NO ONWARD CHAIN, SET OPPOSITE THE BANKS OF THE RIVER STOUR THIS DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM, 3 STOREY TOWN HOUSE HAS A LOVELY OUTLOOK AND REALLY MUST BE SEEN TO BE APPRECIATED IN FULL. OPPORTUNITIES LIKE THIS DON'T COME ALONG OFTEN SO DON'T MISS OUT AND VIEW TODAY!

Providing accommodation over three floors, the property has three double bedrooms on the first and second floor with the master having an En-suite and a separate family bathroom serving the other two bedrooms. The ground floor offers a lovely 27' dual aspect lounge/diner, separate kitchen and a ground floor cloakroom and W.C

Externally, there is a south facing rear garden with a garage behind along with a parking space.

Available for the first time from new, don't miss this super home and call the sellers sole agents to arrange your viewing today.

Upon entering this wonderful home, a small entrance hallway offers stairs to the first floor accommodation a door leading to the sizable Lounge/Diner. Measuring some 27' in length, and benefitting from a lovely dual aspect, with a large UPVC window to the front and French doors to the rear, there is ample space for a range of living and dining room furniture and a door opening up

into an understairs storage cupboard a glazed door offers access into the kitchen which is well fitted with a range of eye level and base units set above and below the complimenting roll edge work surfaces.

Two double bedrooms and a family bathroom can be found on the first floor. The main bedroom benefits from an En-suite shower room and a pleasant outlook over the rear garden, whilst the slightly larger bedroom is still a good double with built in storage and offers river views.

The bathroom offers a three piece suite to include a panel enclosed bath, wash hand basin and low level flush WC. The walls are partly tiled and there is a UPVC obscured window to the front aspect.

The largest of the three bedrooms can be found on the second floor, and is an exceptionally generous size. There are wall-to-wall fitted wardrobes, eaves storage and a Velux window ensures the space is lovely and bright.

Externally, the rear garden offers a southerly orientation and is laid to lawn along with a patio area immediately abutting the rear of the property and a garage with power, light and fitted shelving with a parking space to the front set behind the garden.



KEY POINTS

Deceptively Spacious Town House

Set opposite the River Stour

Lovely river views

Three double bedrooms

Spacious living room

En-suite master bedroom

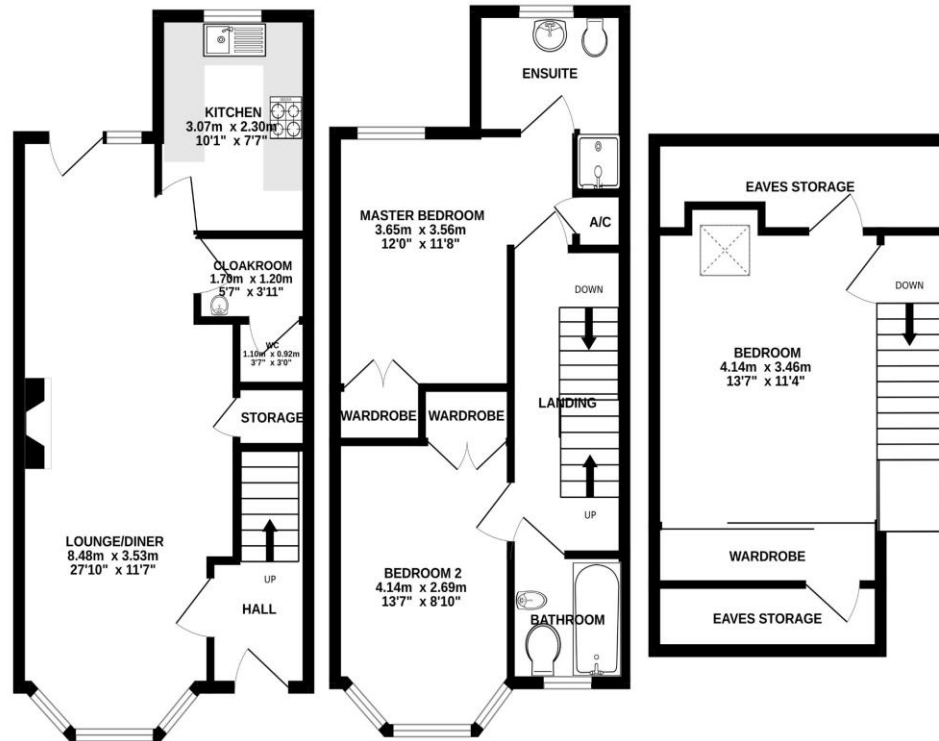
Enclosed rear garden

Garage and parking to rear

GROUND FLOOR
38.8 sq.m. (417 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.

2ND FLOOR
30.1 sq.m. (324 sq.ft.) approx.



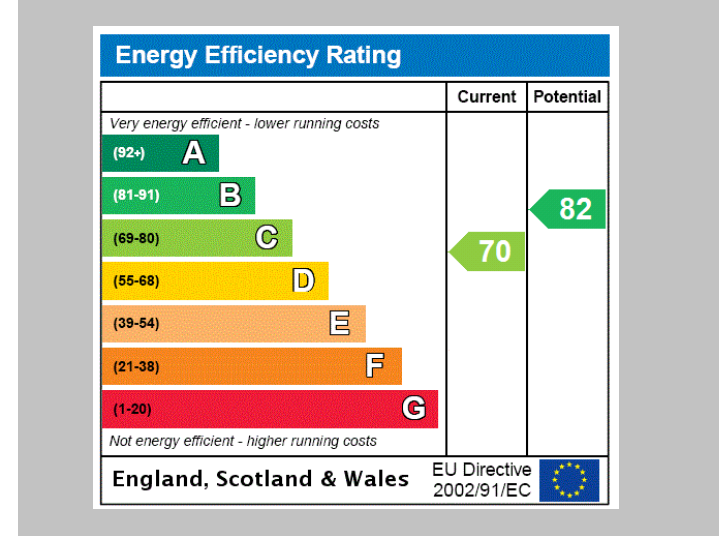
TOTAL FLOOR AREA : 108.1 sq.m. (1164 sq.ft.) approx.

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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