



236 Iford Lane, Bournemouth,
Dorset, BH6 5NF

Asking Price **£500,000**



3

Bedrooms



1

Living



1

Shower room



Garage to rear



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1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Excellent further potential and a generous elevated plot!

EXCELLENT FURTHER POTENTIAL AND A GENEROUS ELEVATED PLOT OVERLOOKING SOUTHBOURNE TENNIS CLUB MAKE THIS AN OPPORTUNITY NOT TO BE MISSED FOR ANYONE SEEKING A HOME TO IMPROVE!

Set on an elevated plot, this property enjoys a particularly pleasant outlook, with views across Southbourne Tennis Club and towards the open green space of Iford Meadows. The property is presented for sale requiring modernisation and updating throughout, making it ideal for those looking to create a home tailored to their own taste and requirements.

Currently, the master bedroom and living room are set on the ground floor and overlook the front gardens with Southbourne Tennis Club opposite.

A second ground floor bedroom, shower room and a separate toilet are set to the rear of the home. As is the kitchen which leads out to a sunroom and in turn the rear gardens.

The first floor is believed to be an original part of the home (not verified) and offers a further bedroom with a great elevated view, and a sizable storeroom.

Whilst in need of updating, the property is presented in fair order with double glazing to most rooms, gas central heating and a relatively modern Vaillant gas boiler.

Occupying a generous plot, with its elevated position providing the lovely aspect that is such a key feature of the home, the front gardens make a pleasant area to sit and watch the world go by, or a game of tennis or two.

The rear gardens enjoy a South Westerly aspect, perfect for the afternoon and evening sun. The gardens offer lawn, a seating area with pergola over, and a variety of well stocked flower and shrub beds.

The property also benefits from a garage which is set to the rear boundary and accessed via a shared driveway from Saxonbury Road. Whilst the garage would benefit from replacement, this rear access gives scope to create additional parking, and/or a replacement garage/workshop (STPP).

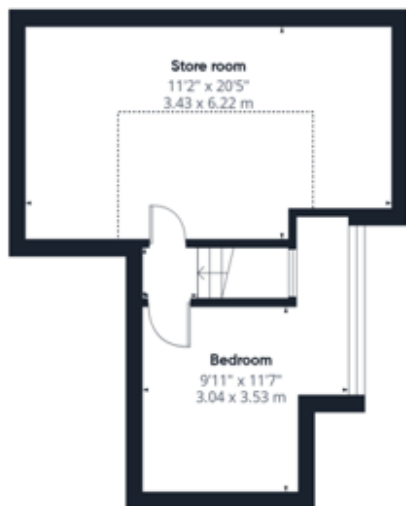
This home presents considerable potential for improvement, extension and reconfiguration (STPP), and in our opinion makes for an exciting proposition. Book your internal viewing and see the scope for yourself.



KEY POINTS
No onward chain
Generous elevated plot
South Westerly rear gardens
Views over Iford Meadows
Garage to rear
Excellent further potential



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1210 ft²

112.2 m²

Reduced headroom

151 ft²

14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

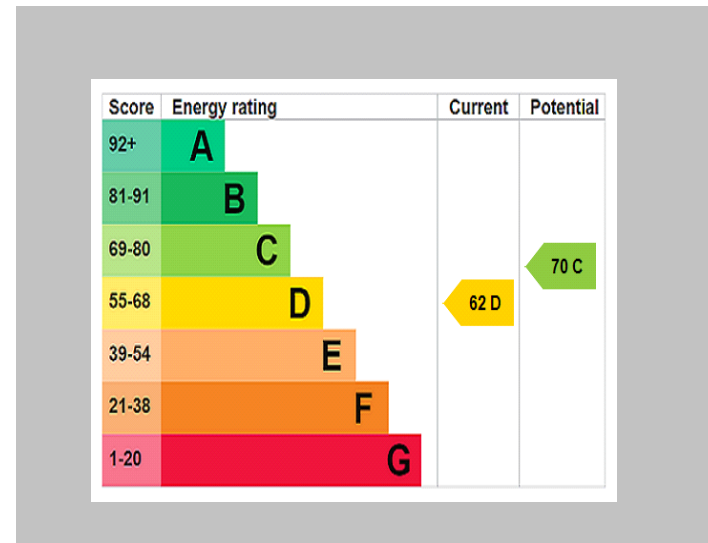
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