



166 Iford Lane, Bournemouth,
Dorset, BH6 5NE

Asking Price **£425,000**



3

Bedrooms



2

Living



1

Bathroom



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
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A great opportunity with a lovely open aspect!

SET OPPOSITE IFORD MEADOWS THIS THREE-BEDROOM SEMI-DETACHED HOME ENJOYS A GREAT ASPECT WHILST OFFERING GOOD OFF-ROAD PARKING AND A SIZEABLE REAR GARDEN. WITH ROOM TO IMPROVE, IT PRESENTS A GREAST OPPORTUNITY!

The property benefits from double glazing and gas central heating and is ready for immediate occupation, but it would benefit from redecorating and some work in places, making it a great home to update and personalise to taste.

With a great sized rear garden, the home also offers excellent scope to extend or to knock the kitchen and dining room through to create a spacious open plan kitchen/dining room (subject to planning permission/building regulation approval).

Giving the home a good deal of character, the hallway and landing feature stripped wood floorboards, period stripped wood doors to most rooms, and an attractive stripped wood staircase.

As currently arranged, a spacious lounge overlooks the front of the property via a bay window giving an open aspect across the road to Iford Meadows.

The second reception/dining room overlooks the rear garden and is set next to the kitchen. The kitchen offering a good range of storage, also giving access to a ground floor WC and having a door leading out to the rear garden.

There are three bedrooms on the first floor, two of which make good double rooms with the third making a generous single room or a great study (as currently arranged).

The first floor is served by a family bathroom which has part tiled walls, a full-sized bath with shower over, a wall hung WC and vanity unit with inset sink.

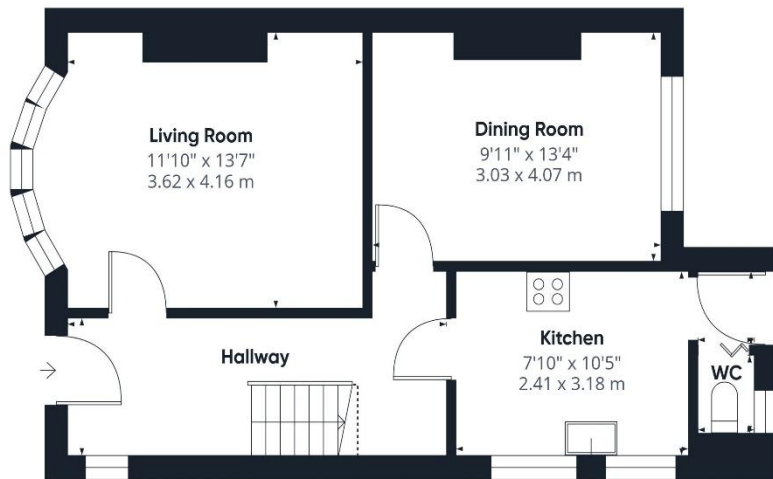
Outside, a stone driveway to the front provides off road parking and is bordered by raised beds. A side pathway and gate gives pedestrian and bike access to the rear garden which is a good size and enjoys a good deal of privacy with shrubbery/trees to the rear. The garden would benefit from landscaping and presents a great opportunity to create your dream outside space.

With a little work, we believe this property would make a lovely home, and for those seeking a property to extend it offers the scope and garden space to create something very special. Come and see for yourself by calling us to arrange your inspection.



KEY POINTS

- Semi-detached house
- Three bedrooms
- Sizeable rear garden
- Off road parking
- Open aspect to front
- Two reception rooms



Ground Floor



Floor 1

Approximate total area⁽¹⁾

989 ft²
91.9 m²

Reduced headroom

14 ft²
1.3 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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Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

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