



Bridge House, Bridge Place, Bournemouth, Dorset

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Asking Price: £525,000

Corbin & Co are delighted to offer for sale this character detached property, built in the 1930s which offers an exciting opportunity for expansion, as there is potential to extend upwards into the roof space, allowing for additional accommodation if desired. This offers flexibility and the chance to create a home tailored to your specific needs and preferences. It is located on a sought-after road in Northbourne, a desirable area close to the River Stour. The property enjoys a convenient location with easy access to the A338 and New Forest, making it a 20–25-minute drive to Bournemouth Town Centre and its beautiful beaches. For everyday needs, residents can find several local shopping areas within reach, including Ferndown, Kinson, and the popular Castle Point Retail Park. One of the standout features of this property is the vast potential it holds, providing an opportunity to enhance its value and flexibility. With a few updates, the property can easily be transformed into a five-bedroom home, allowing new owners to put their personal touch and style into the space. Already equipped with an easy loft conversion, the roof space offers three windows, setting the stage for the creation of a fantastic Bedroom Four En-Suite according to the new owner's specifications. Importantly, the positioning of the stairs to access the loft has been thoughtfully designed to avoid impeding any of the three existing double bedrooms, ensuring a seamless transition. The house sits on a corner plot, giving it an appealing presence from the curb. The property's unique charm and character are evident throughout, and it offers spacious accommodation, presenting an exciting opportunity to create a stunning and individual family home. Upon entering, the ground floor reveals a generous hallway leading to various rooms. Towards the front, there is a cosy lounge that exudes warmth and comfort. Towards the rear, you'll find a dining room and a well-equipped kitchen, providing an ideal setup for family gatherings and entertaining. The convenience of a downstairs cloakroom and utility room adds practicality to the living space. An attractive staircase leads to the upper floor, where three double bedrooms await. Each bedroom offers ample space for comfortable living. Additionally, there is a family bathroom for convenience and a separate w.c. for added functionality. The property's outdoor space is equally inviting, boasting a generous wraparound garden to three sides. The garden is primarily laid to lawn, adorned with mature borders that add to the charm and character of the property. Ample off-road parking is also available, providing convenience for residents and visitors alike. Overall, this character detached property built in the 1930s presents a wonderful opportunity to own a much-loved family home with great potential for further enhancement and personalization. Its convenient location, charming features, and spacious accommodation make it an appealing prospect for those seeking a unique and comfortable living space. To book an appointment to view please call us on 01202 519761.

Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB | 01202 519761  
sales@corbinandco.com | www.corbinandco.com

## VIEWING ARRANGEMENTS

By Appointment With: Corbin & Co- Tel: 01202 519761

## OPENING HOURS:

Mon - Thur 9- 6 Friday 9 - 5 Sat 9 - 4

## THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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