



Old Bridge Road, Bournemouth, Dorset

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Asking Price £210,000



Corbin & Co are delighted to offer for sale this fantastic two bedroom residential park home located in a beautiful location close to the River Stour in BH6 on Iford Bridge Park. The well presented home is just two years old and comes with the remainder of the 'Gold Shield' warranty. Tucked out of the way with low maintenance wrap around gardens which offer privacy and seclusion. Pets considered and age restricted to over 50's.

As you approach the home a picket fence defines the boundary, with a gate opening onto the block paved garden which wraps around the property to all sides. The front door is located to the side of the property, four shallow steps lead up with a metal balustrade providing support and safety. As you enter into the property you are greeted by a lovely light and airy lounge/diner which enjoys a dual aspect with windows to the side aspect and feature bay window to the front aspect. There is ample space for a range of living and dining furniture.

At the heart of this home is the kitchen/diner which is finished with a range of shaker style units with complimenting work surfaces over, integrated appliance which include oven, gas hob, concealed cooker hood, fridge/freezer, and washer/dryer. Also enjoying a dual aspect with window to the side aspect and sliding doors to the front aspect which open onto a raised patio area, also with a metal balustrade and four shallow steps to the garden. There is space for dining table/chairs, but the current owner enjoys sitting enjoying the breeze and watching the world go by.

Towards the rear of the property are two bedrooms, both befitting from fitted wardrobes. The main bedroom looks out to the side aspect and as well as the built in wardrobe also has built in dressing table and bedside cupboards. The second bedroom is a smaller double room enjoying a secluded outlook to the rear aspect. These are serviced by a modern bathroom, which comprises of a bath with mixer taps, hand shower and wall mounded shower over, glazed shower screen, hand basin with vanity storage below, and WC.

The gardens are an absolute delight, offering low maintenance block paving which wraps around the home. There are two outside power sockets (one on each side) and an outdoor tap. There is space for an outdoor storage shed if required. There is allocated parking available in the site car park for £18 per month.

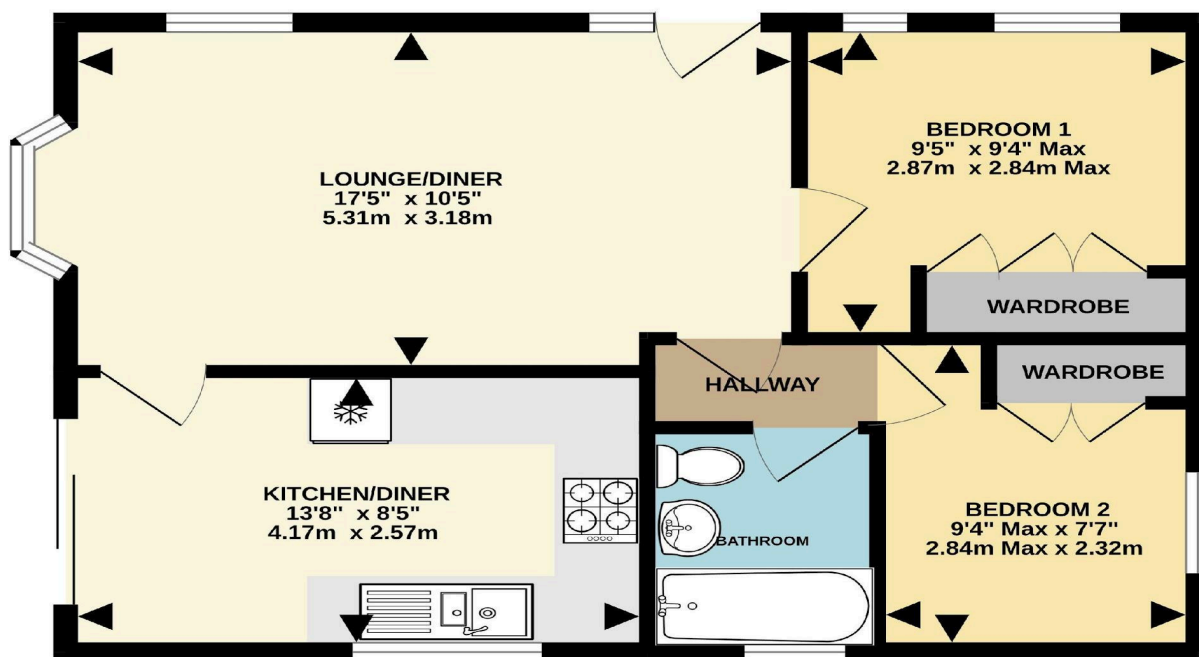
Location is always important, and this home hits the spot with picturesque riverside walks along the River Stour, local shops and buses on hand, along with a public house. Bournemouth Hospital, Tesco Supermarket and Christchurch Golf Club with its 9 and 18 hole course, Driving range, Crazy golf and restaurant are just a short car journey away. If you want to travel further afield Bournemouth and Christchurch town centers are within easy reach with their train stations, shopping experiences and eateries.

To book an appointment to view please call us on 01202 519761.





GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 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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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.

OPENING HOURS

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

 01202 519761

 Corbin & Co , 1567-1569 Wimborne Road, Bournemouth,
Dorset, BH10 7BB

 sales@corbinandco.com

