



Estate Agents

**RICHARD  
GODSELL**  
Est.1928

Auctioneers

# **Ashford Road, Iford, Bournemouth, BH6 5QB**

## **£585,000 – Freehold**

### **Well Presented Four Bedroom Chalet Bungalow**

**Entrance Porch | Very Spacious Entrance Hallway - Currently Used As a Snug | Open Plan Modern Kitchen/Living Room  
Two Ground Floor Double Bedrooms | Ground Floor Modern Bathroom | Stairs to First Floor Landing  
Two First Floor Double Bedrooms | Shower Room | Gardens | Garage**

A well presented chalet bungalow with four double bedrooms, enjoying a secluded wrap-around garden on a large corner plot located within easy reach of Southbourne, Christchurch and local beaches. The property benefits from gas central heating, double glazing and shutter blinds - having been tastefully modernised by the current owners to provide an ideal family home; located close to schools, shops, riverside access at Iford Bridge for kayaking & walks and cycling along the Stour Valley Way.

Upon entering the property there is a porch for coats and shoes. The spacious hallway has wooden flooring and leads to a very generous open-plan modern kitchen, which has been fitted with a range of shaker-style units with built-in induction hob, two AEG ovens and a feature central island. The living area has a feature wood burner, and bi fold doors lead to the garden. On the ground floor there are two good sized double bedrooms and a modern fitted four piece bathroom suite comprising bath, separate shower, wash basin and w/c with modern complementary tiling.

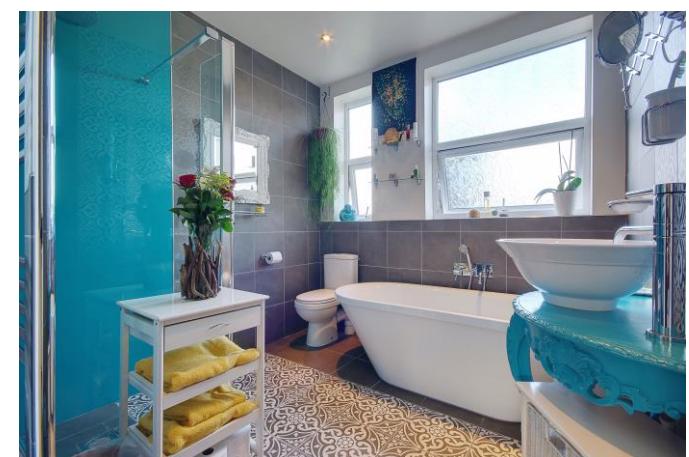
To the first floor there are two further well presented double bedrooms with velux windows and plenty of storage; the bedrooms share a modern fitted shower room comprising of shower cubicle w/c and basin.

Outside, the private and secluded gardens have been sectioned off by the current owners providing plenty of space for the children to play and allows ample room for the adults to relax. There is also a garage which is perfect for storage.

EPC Rating: 70 | C

Council Tax Band: D







Total Area: 139.7 m<sup>2</sup> ... 1504 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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