

FREEHOLD



Bungalow - Detached

**42 EDIFRED ROAD,
BOURNEMOUTH,
BH9 3PD**

Asking Price

£409,950

FEATURES

- 2 BEDROOM DETACHED BUNGALOW
- IN THE HIGHLY REGARDED EDIFRED ROAD
- EASY WALK TO KINGFISHER NATURE RESERVE AND RIVER STOUR
- SOUTHERLY FACING REAR GARDEN, DETACHED GARAGE
- CLOSE PROXIMITY TO LOCAL SHOPS, DOCTORS SURGERY
- DESIRABLE SCHOOL CATCHMENT AREA



2 Bedroom Bungalow - Detached located in Bournemouth

Entrance

On entry to the property into a light bright entrance, with smooth plastered walls and ceilings, radiator, porcelain floor tiles with a wood grain effect, doors leading to primary accommodation, loft access, partly boarded with lighting.

Kitchen

10'5" x 9'2"

This generous size room, porcelain floor tiling, high level double oven, integrated fridge/freezer, integrated dishwasher, extractor fan, stainless steel hob with Gas burner, mixer taps, a selection of floor and wall mounted units in a contrasting white and aubergine, wood effect work surfaces, Upvc French Doors offering access to the rear garden.

Lounge/Diner

17'0" x 12'1"

This sizeable lounge/diner has smooth plastered walls, wood effect flooring, radiator, ample space for a wide selection of furniture and large Upvc bay window to the rear aspect.

Bedroom 1

15'1" x 11'9"

A very generous double sized bedroom with smooth plastered walls and ceiling, ample space for wardrobes, ceiling light with fan, Upvc bay window to the front aspect.

Bedroom 2

10'2" x 9'6"

A spacious double bedroom with textured walls and smooth ceiling, light wood flooring (grey in colour), Upvc bay window to the front aspect, radiator, ample space for bedroom furniture.

Bathroom

6'2" x 5'6"

Modern bathroom, with smooth plastered walls and ceiling, part-tiled splashback, tiled splashback for the sink, hand basin with vanity storage, bath with integrated shower, low level WC, heated vertical towel rail, Upvc window to the side aspect.

Front Garden

Tarmac driveway leading through to the rear garden via a set of gates; front is mainly laid to lawn with shrubs and a small brick wall.

Rear Garden

Southerly aspect, detached garage, up and over door, patio seating area, mainly laid to lawn with a selection of mature shrubs, flower beds, boarders, 4ft wall and 6ft fence panelling. Access to the front of the property is via a set of barn style gates.





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Ground Floor



Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

