



EDWARDS
ESTATE AGENTS

SPICER LANE
BOURNEMOUTH, BH11 9RJ



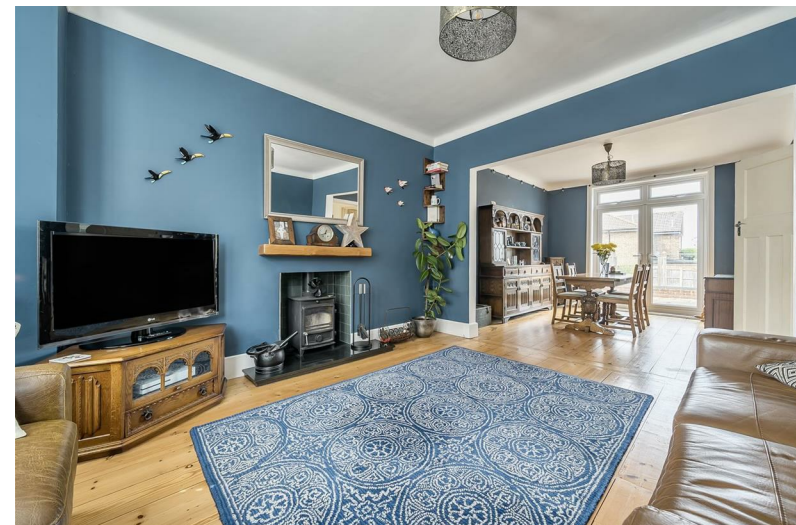
GUIDE PRICE £525,000

- DETACHED 1920'S FAMILY HOME
- EASY REACH OF LOCAL AMENITIES
- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- OFFICE/STUDY
- AMPLE OFF ROAD PARKING
- RAISED TERRACE
- PRIVATE REAR GARDEN

This delightful detached family home sits back from the road with a generous frontage providing ample parking for a number of vehicles. The welcoming entrance hall is laid with wooden floorboards which extend through to the dual aspect through lounge/dining room which has a feature bay window overlooking the front of the property and French doors opening to the rear garden.

The kitchen/breakfast room and adjoining utility room overlook the rear garden with door from the kitchen leading outside. The kitchen has a range of wooden shaker style base and wall units; butler sink and range style cooker and space and plumbing for free standing white goods in the utility room. An office/study enjoys a front aspect and there is also a fully tiled, modern ground floor shower room.

On the first floor there are four bedrooms – three of which are doubles – and a stylishly appointed family bathroom.



Outside the neatly landscaped frontage has a small lawn and plenty of gravelled parking and the rear garden enjoys a good degree of privacy with fenced and walled boundaries. A raised terrace spans the rear of the property with steps leading down to a large patio and lawn. Double gates to the side of the property provide security as well as a gravelled space to park a motorhome/boat.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Agents Note: The vendor informs us a sewer drain extends from their property under the rear garden across to number 30 and 32

Broadband: Refer to Ofcom website

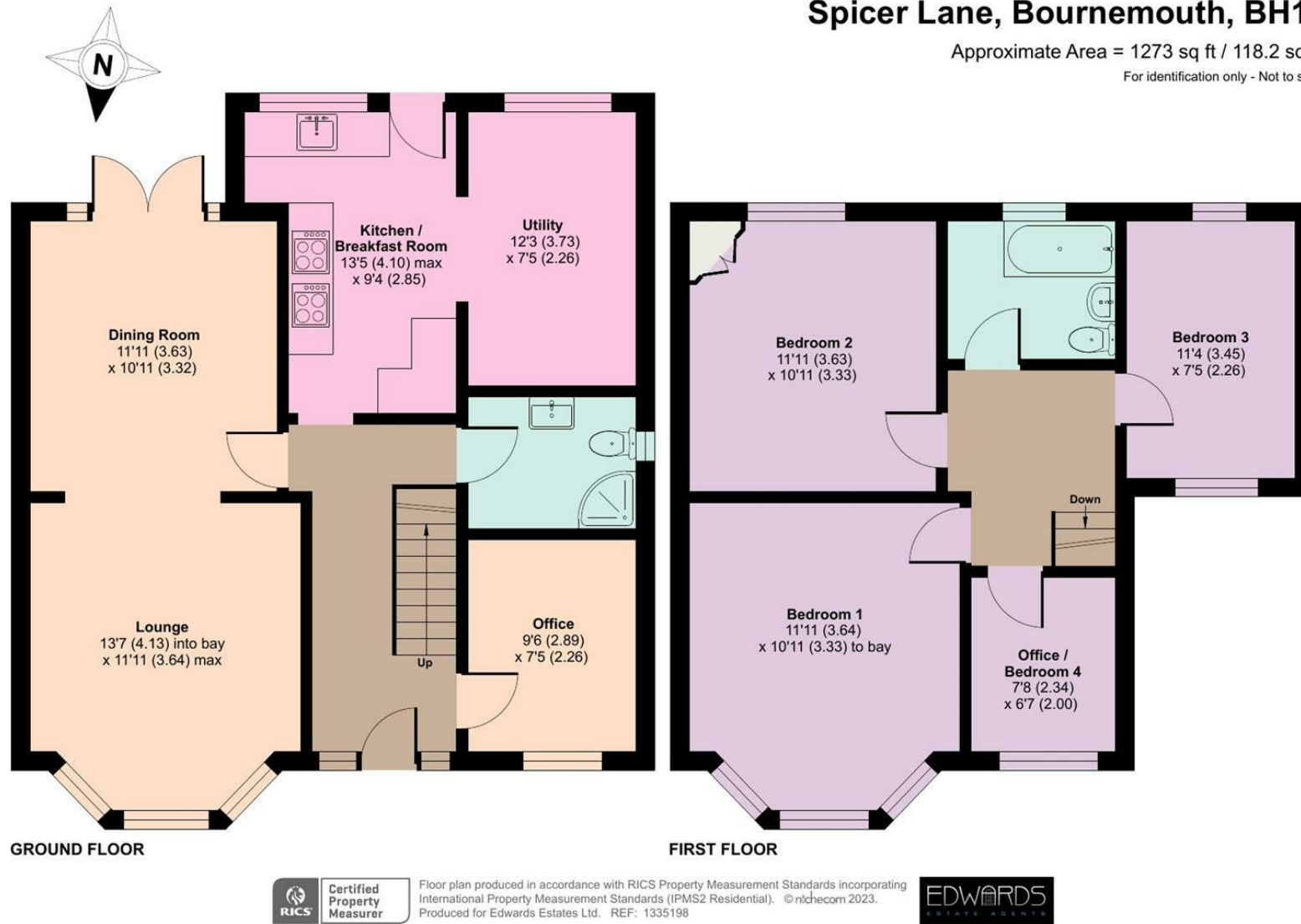
Mobile Signal: Refer to Ofcom website



Spicer Lane, Bournemouth, BH11

Approximate Area = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595