

EDWARDS  
ESTATE AGENTS



SPICER LANE  
BOURNEMOUTH, BH11 9RJ



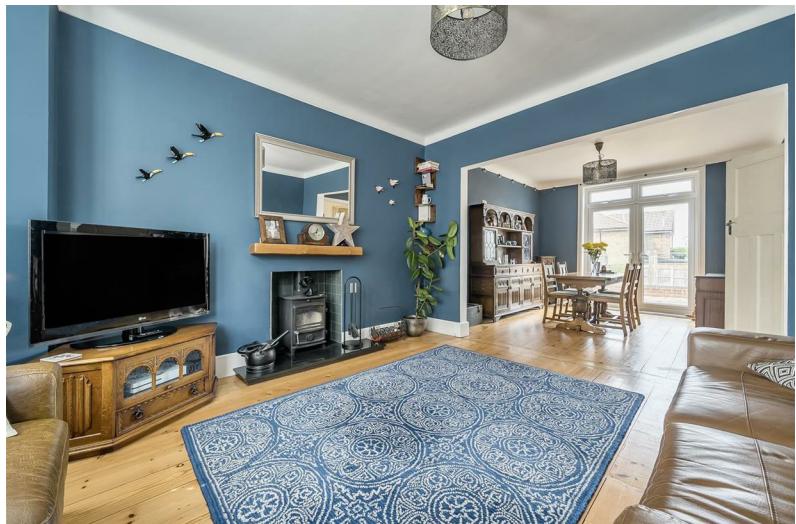
# GUIDE PRICE £525,000

- 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

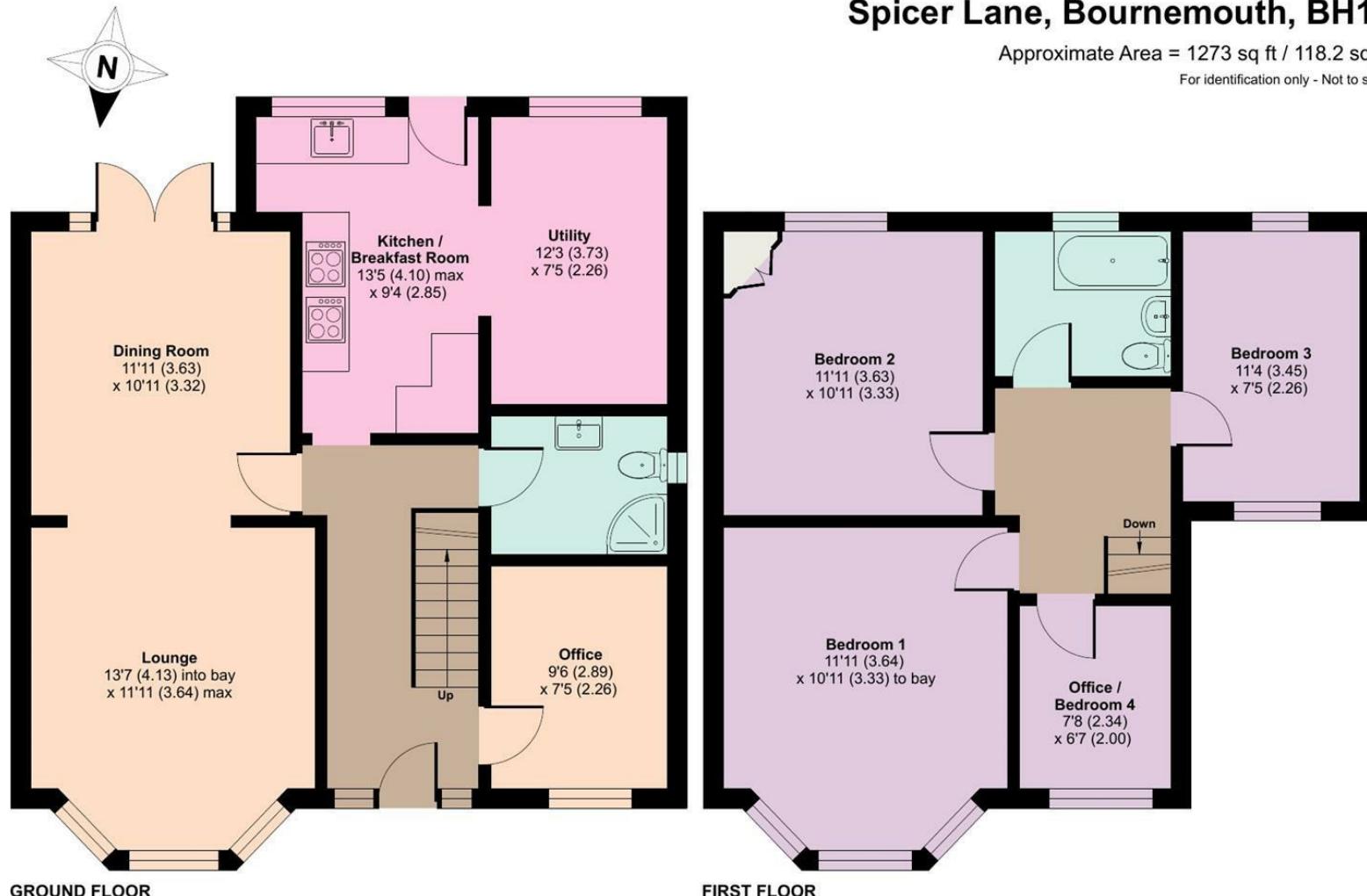
Mobile Signal: Refer to Ofcom website



# Spicer Lane, Bournemouth, BH11

Approximate Area = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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**Ferndown Office**

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