

EDWARDS
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KING RICHARD DRIVE
BOURNEMOUTH, BH11 9PH



EDWARDS
LANDSCAPE GARDENS

GUIDE PRICE £265,000

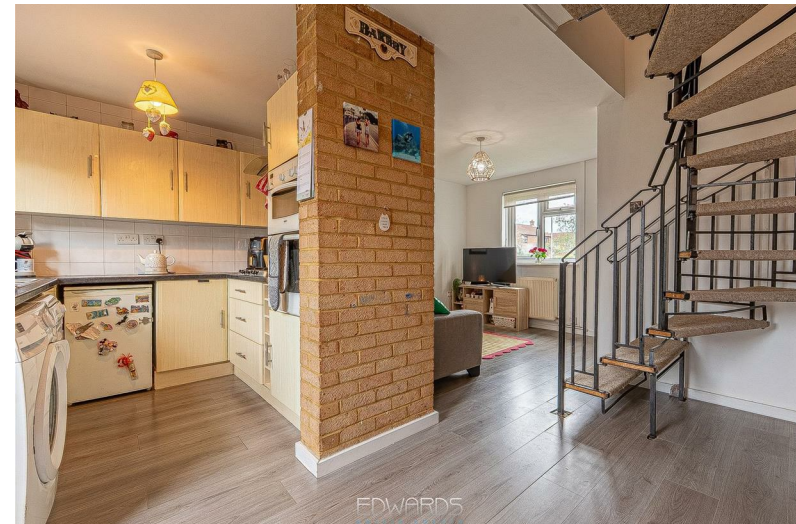
- IDEAL FIRST TIME HOME/INVESTMENT
- MID TERRACED HOME
- POPULAR BEARWOOD
- CUL DE SAC LOCATION
- 2 BEDROOMS
- LOUNGE/DINING ROOM
- 2 ALOCATED PARKING SPACES
- BATHROOM WITH SEPARATE SHOWER
- GARDENS TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES

This two bedroom mid-terrace house is in popular Bearwood with local amenities and main road links all within easy reach. Located in a cul-de-sac, the property benefits from gardens to front and rear as well as an allocated parking space.

Accommodation is neatly presented throughout and includes an entrance lobby with cloaks cupboard leading to a well proportioned lounge overlooking the front of the property and a dining area to the rear with glaze door leading to the rear garden.

The kitchen is stylishly fitted with a range of base and wall units and includes a built-in electric double oven and hob, as well as space and plumbing for free standing white goods.

On the first floor, bedroom one benefits from a walk-in wardrobe fronted with sliding mirrored doors and bedroom two also had a fitted wardrobe. The tiled bathroom has a bath and separate shower cubicle along with WC, wash hand basin and ladder radiator.



Outside, gardens to front and rear are neatly landscaped and maintained and the rear garden enjoys a good degree of privacy with fencing to boundaries and a paved patio area immediately to the rear of the property. A pedestrian gate to the rear gives access to allocated parking.

Additional Information

Energy Performance Rating: C

Council Tax Band: B

Tenure: Freehold

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

Flooded in the last 5 years:

Conservation area: No

Listed building: No

Tree Preservation Order: No

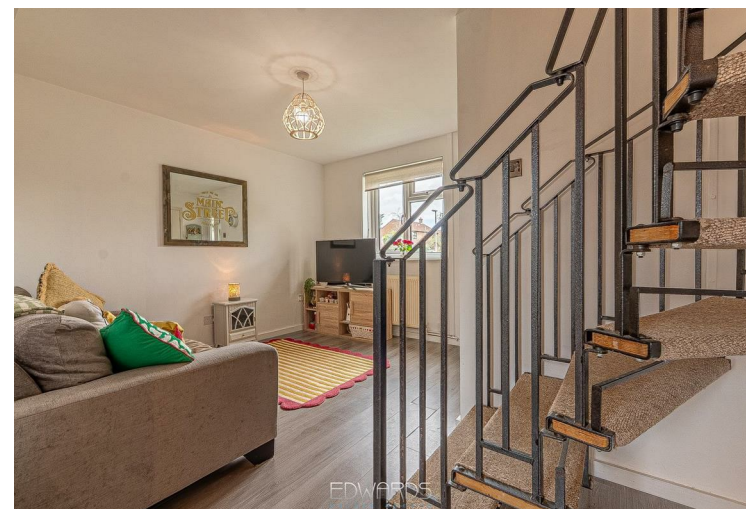
Parking: Allocated parking spaces x 2

Utilities: Mains electricity, mains gas, mains water

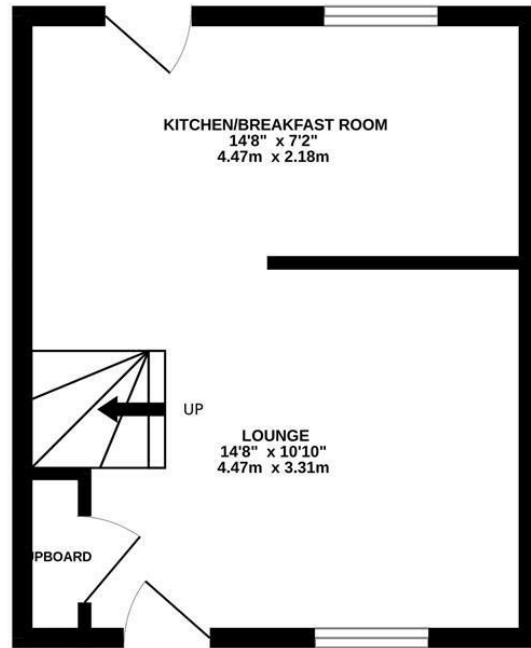
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

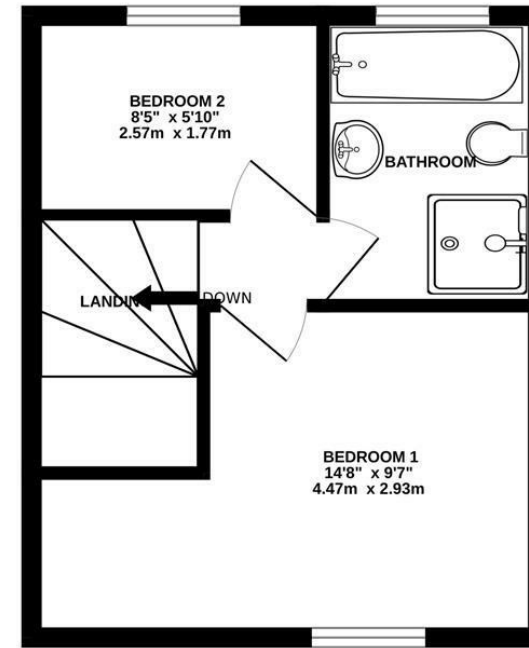
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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Ferndown Office

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