



96  
IFORD LANE  
BOURNEMOUTH  
BH6 5QZ

FREEHOLD  
ASKING PRICE  
£400,000

“A two double  
bedroom, detached  
bungalow with off road  
parking and  
garage, less than a  
mile to Tuckton,  
enjoying views over the  
nature reserve”

**Winkworth**

for every step...



ASKING PRICE £400,000

Detached Bungalow  
Two Bedrooms  
Two Reception Rooms  
Off Road Parking  
Garage  
Well Presented Throughout  
Opposite Iford Meadow Nature Reserve

EPC: TBC | COUNCIL TAX: D | FREEHOLD  
01202 434365  
southbourne@winkworth.co.uk





## Why Iford Lane?

Iford Lane is conveniently located less than a mile to Tuckton high street which offers a small parade of shops and convenience stores. Southbourne high street is approximately 1.3 miles enjoying independent shops, cafés, restaurants and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. The property enjoys uninterrupted views over the nature reserve with winding pathways leading to the River Stour where you can enjoy walking down to Hengistbury Head or stop and enjoy a picnic. Less than a mile away is the Royal Bournemouth Hospital, Tesco Extra and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. It also has a good primary and secondary schools making this a very family friendly area.

This two double bedroom detached bungalow is immaculately presented throughout. The kitchen / breakfast room has a range of fitted cabinets with integrated oven and hob with over head extractor, space and plumbing for washing machine and fridge / freezer. The spacious lounge enjoys a box bay window and feature fireplace, the separate dining room has double doors leading out to a patio area.

Both bedrooms are double in size and serviced by the family bathroom which includes a bath with a separate shower cubicle, wash hand basin and wc.

Outside, the property enjoys a wrap around garden with a large patio area to the side of the property





**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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