

**5 Cherford Road, Bournemouth,  
Dorset, BH11 8SU**

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# 5 Cherford Road, Bournemouth, Dorset, BH11 8SU

## FREEHOLD GUIDE PRICE £410,000 - £420,000

A 3 double bedroom, 2 bathroom, detached chalet bungalow with converted garage into a studio with shower room, off road parking for 2 cars and a level, fully enclosed rear garden. The owners converted the garage, providing extra versatile space and its own garden area. The main home has a good size kitchen/dining room, spacious lounge, shower room and 2 double bedrooms on the ground floor with a double bedroom and bathroom on the first floor. This well planned bungalow further offers gas central heating and double glazing.

- 3 double bedroom detached chalet bungalow
- Ground floor shower room and first floor bathroom
- Detached garage that has been converted into a studio room with separate shower room. A delightful/versatile room with 3 ceiling lanterns to allow more natural light and underfloor heating
- Kitchen/dining room having an integrated 4 ring gas hob, extractor, oven, and space for washing machine and American style fridge/freezer
- 2 ground floor double bedrooms and a first floor bedroom with en suite bathroom
- Level, fully enclosed rear garden and further enclosed front garden
- Off road parking for 2 cars
- Gas central heating and double glazing
- The owners have found a forward purchase

Cherford Road is set off Kinson Road and surrounded by many areas of retail shopping. It is under 2 miles to Bournemouth and half a mile to the shops at Wallisdown. It is a mile to Turbary Retails Park and 1.5 miles to Redlands Retail Park. Kinson Road has a variety of bus routes with both Moordown/Winton and Parkstone, places for local shopping. Local areas for dog walking include Turbary Common, being a few hundred yards away and Bourne Valley Nature Reserve, near the shops at Wallisdown.

**COUNCIL TAX BAND: C**

**EPC RATE: D**







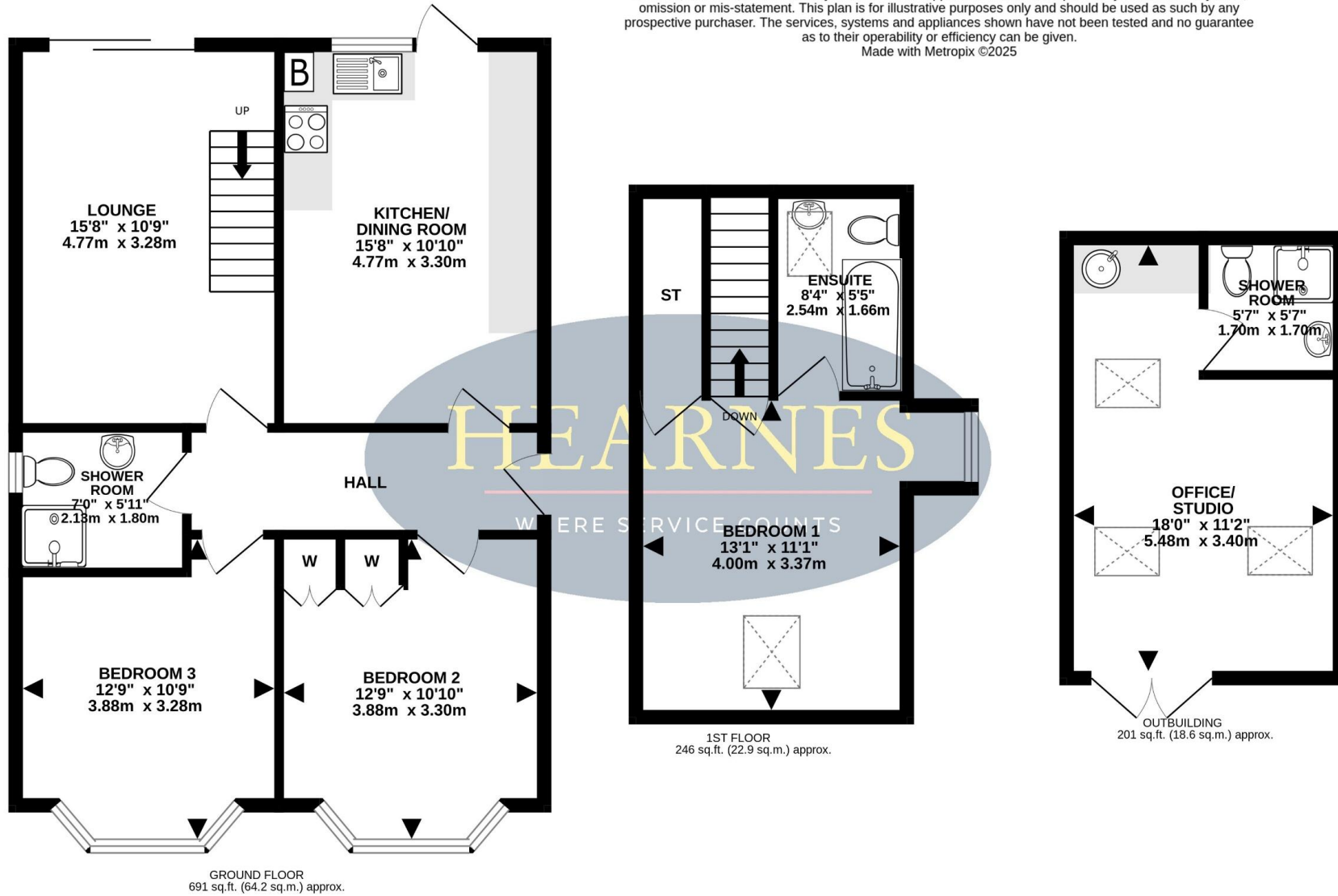


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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**ANNEXE LIVING/BEDROOM AREA**



**ANNEX SHOWER ROOM**



**ANNEX KITCHEN AREA**



**ANNEX GARDEN**





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