



34 EDMUND CRESCENT, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FU

25% CO-OWNERSHIP FOR £90,000, OR 100% OF THE FREEHOLD FOR £360,000.

A 3 BEDROOM SEMI-DETACHED HOUSE ON A CO-OWNERSHIP SCHEME WITH SPARROW SHARED OWNERSHIP, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

The property was built to a high specification in 2022 by David Wilson Homes, and our client owns 25% and pays rent of £813 per month on the remaining 75%. We understand the housing association would be prepared to negotiate to sell the house in increments of 25%.



AT A GLANCE

- 25% share at £90,000 or 100% at £360,000
- Kitchen & living/dining room
- Bathroom & cloakroom
- Off road parking for 2 vehicles
- NO FORWARD CHAIN



DESCRIPTION:

The property is situated close to Bearwood Primary School & Nursery, and benefits from gas central heating, UPVC double glazing, and the remainder of its 10-year building warranty.

A covered entrance canopy leads to a reception hall with cloakroom (with WC and wash basin). The kitchen has an excellent range of units, space for upright fridge-freezer, Zanussi gas hob, extractor, electric oven, Ideal gas central heating boiler, and space and plumbing for washing machine.

The living/dining room has a deep storage cupboard, and glazed doors to the rear garden.

Stairs lead to a first floor landing with a loft access. Bedroom 1 has a built-in cupboard, and there are 2 further bedrooms and a bathroom with bath (with shower and screen over), wash basin and WC.

A paved driveway provides parking for 2 vehicles immediately adjacent to the house. A side gate leads to the private, enclosed rear garden which has a spacious patio, a lawn, shrub borders, a deck with pergola over, and a timber shed.



LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

COUNCIL TAX:

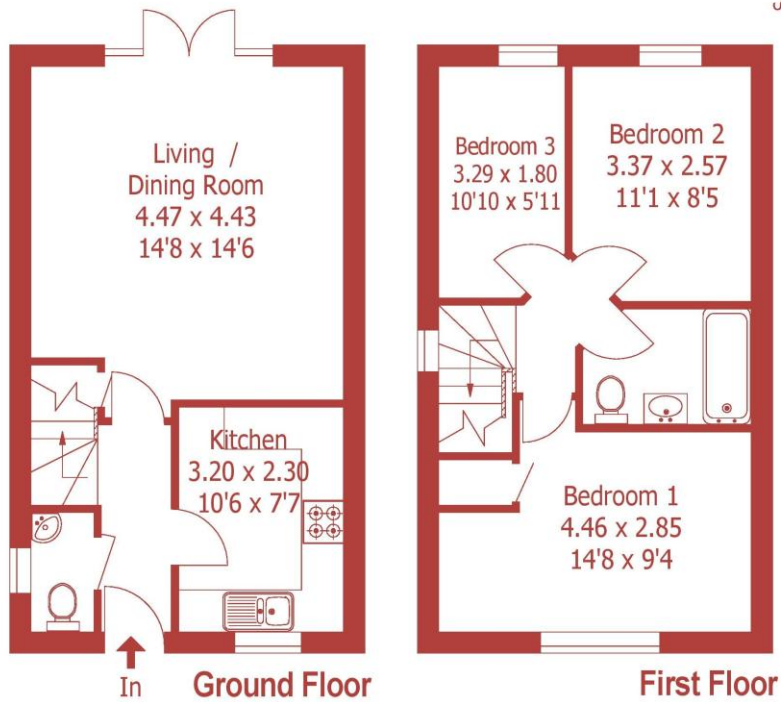
Band C

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive which becomes Magna Road. Just before entering Bearwood, at the crossroads with Knighton Lane to the left, turn right onto Provence Drive. Take the 6th turning on left into Neville Gardens, and then take the second of three left turns into Edmund Crescent. Number 34 can be found on the left hand side.



Approximate Gross Internal Area :- 72 sq mt / 771 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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