



Estate Agents



Auctioneers

Cheriton Avenue, Boscombe East, Bournemouth, BH7 6SD

£600,000 – Freehold

**Extended Three Bedroom Detached House | Storm Porch | Hallway | Downstairs WC | Lounge | Dining Room
Extended Kitchen/Breakfast Room | First Floor Landing | Three Bedrooms | Family Bathroom
Off Road Parking | 50' Rear Garden | Garage | Summer House | UPVC Double Glazing | Gas Central Heating**

A well presented three bedroom detached house with the benefit of a side extension, and situated in a most convenient location close to riverside walks along The Stour, Iford golf club, the Littledown Leisure centre, local schools and the major employers of Bournemouth Hospital and J P Morgan are both within easy walking distance. This well presented home benefits from UPVC double glazing and gas fired central heating. Viewing highly recommended via Sole Agents.

As you enter via the front porch you are greeted by a pleasant and inviting hallway with understairs w/c, doors to all ground floor rooms and stairs to first floor landing. The front reception room is currently arranged as a dining room with bay window and opening to the rear reception lounge which has sliding patio doors to the rear garden. The extended kitchen/breakfast room has a range of solid wood fronted cupboards at base and eye level with granite worktop over.

Upstairs there are three bedrooms; bedrooms one and two are of a similar proportion and each have fitted wardrobes. The family bathroom has a traditional white suite comprising of roll-top freestanding bath, large shower, wash hand basin and w/c.

Outside, there is a block paved driveway for three cars and a garage. The secluded rear garden is approx. 50' in length and is mainly laid to lawn with a large patio and summer house. Gated side access.

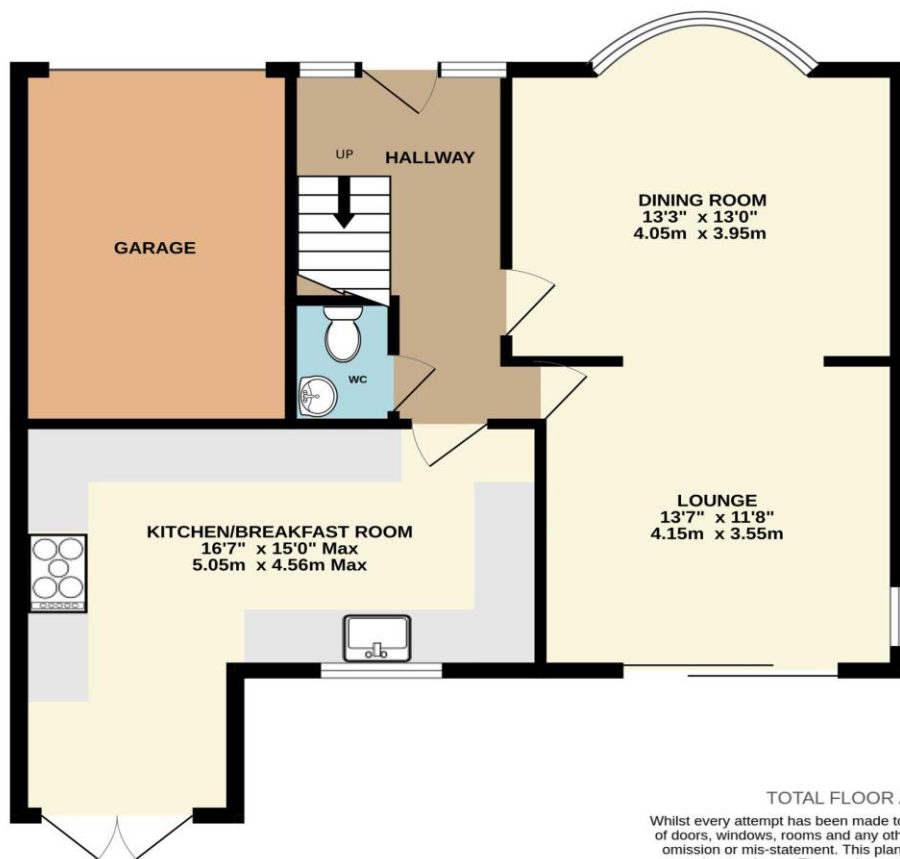
Council Tax Band: D

EPC Rating: 48 | E

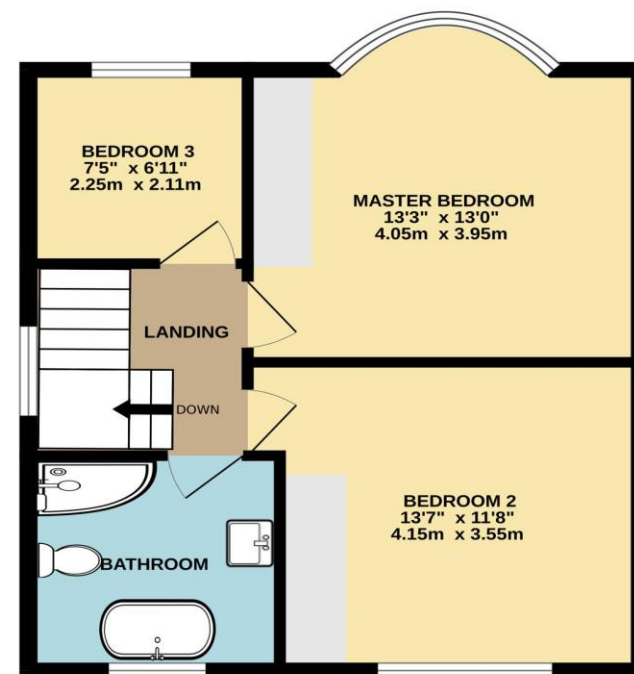




GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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