



Estate Agents



Auctioneers

49 Merrivale Avenue, Tuckton, Bournemouth, BH6 3JP

Offers in Excess of £475,000 – Freehold

**Two Bedroom Detached Bungalow | Entrance Hall | Lounge/Diner | Kitchen | Sun Room
Two Double Bedrooms | Shower Room | Gardens | Garage | Off Road Parking**

A well presented two bedroom detached bungalow in the sought after residential location of Merrivale Avenue, offering easy access to Tuckton high street with its array of shops, cafes and bus services. Southbourne Grove with its larger range of amenities is also nearby with the award winning sandy beaches just beyond. The property offers gas central heating, double glazing and potential to extend, subject to planning permission.

Upon entering the property you are greeted by a hallway with doors leading to all rooms. The lounge has a bay window and measures an impressive 20' in length giving ample space for lounge furniture plus a dining table - making this room perfect for entertaining. The kitchen/diner is to the rear of the property, has tiled flooring and two windows giving natural light, underneath the work top is space for a free standing washing machine; the kitchen has a back door which leads to a sun room giving access to the garden.

There are two double bedrooms, the master bedroom overlooks the rear garden and measures 16' in length; the second bedroom is at the front of the property and benefits from a bay window giving the room a bright and airy feel. The modern fitted shower room/wet room has been tastefully tiled and has a shower recess, w/c and basin, heated towel rail plus two windows for extra ventilation and light.

Outside, the private rear garden is laid to lawn with mature shrub borders, there is a patio area and three flower/vegetable beds; the garden enclosed by a brick wall and wooden panel fencing to the rear. The well maintained front garden is stocked with mature shrubs, a driveway provides off road parking and leads to the detached garage.

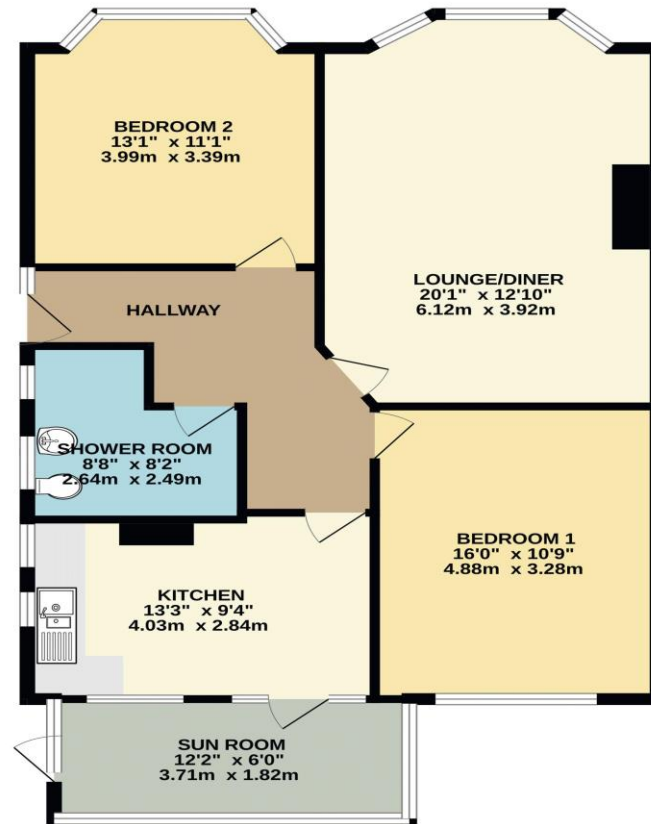
Council Tax Band: D

EPC Rating: 69 | C





GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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