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# Merrivale Avenue, Southbourne, Bournemouth, BH6 3JP

## Guide Price £525,000 – Freehold

**Two Bedroom Detached Bungalow | Modern Kitchen Diner | Detached Garage | En-Suite Shower Room | Sought After Location  
No Onward Chain | Driveway Parking | Private Rear Garden**

This beautifully presented two-bedroom, two-bathroom detached bungalow is located in the highly desirable residential area of Merrivale Avenue. It offers easy access to Tuckton High Street, which features a variety of shops, cafes, and bus services. Southbourne Grove, with its wider range of amenities, is also nearby, and the award-winning sandy beaches are just a short distance away. The property benefits from gas central heating, and double glazing, and has the potential for extension, subject to planning permission.

Upon entering the property, you are greeted by a covered porch area, perfect for storing shoes and coats. Beyond this is the hallway, which features doors leading to all rooms. The spacious lounge benefits from dual aspects and a bay window that fills the space with natural light. The master bedroom is a generous double room, complete with a tiled en-suite shower room that includes a toilet, basin, heated towel rail, and a window. The second bedroom is also a good-sized double, providing ample space for a bed, wardrobes, and a chest of drawers.

The modern family bathroom features a "P" shaped bathtub with a glass shower screen, a shower head attachment, a toilet, a basin, and a window with privacy glass. At the rear of the property, you will find a contemporary kitchen-diner equipped with integrated appliances, including a dishwasher, washing machine, tumble dryer, fridge-freezer, electric oven, and gas hob with an extractor fan. There is also a breakfast bar and plenty of cupboard space for storage. Outside, the private rear garden is a mix of patio, lawn, and flower beds with various shrubs and plants, all enclosed by wooden panel fencing. A good-sized detached garage with an up-and-over door is also included. There is plenty of side access available through a wooden gate. At the front, the garden is attractively designed with shingle and a tarmac driveway, bordered by a low brick wall. Viewing is highly recommended.

Tenure: Freehold  
Council Tax Banding: D  
EPC Rating: to be confirmed

