



£730,000

Littledown Avenue, Bournemouth, BH7 7AX



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Property Description

This well presented, large three bedroom detached house is located in a popular suburb of the beautiful town of Bournemouth. Offered in excellent condition throughout with plenty of space and comfort as well as a large garden. With so many facilities, schools and parks on the doorstep, this house is perfect for those seeking convenience.

Accommodation comprises of an entrance porch, entrance hall with under stairs cupboard, downstairs W.C. large lounge with patio doors leading to a good size conservatory to the rear of the house. The kitchen is fitted with a good range of units, integrated fridge, freezer, washing machine, dishwasher, eye level microwave, low level oven, gas hob and extractor hood. Modern neat tiled splashbacks compliment the quartz stone work surface areas and there is a useful breakfast bar area. From the kitchen is a side door leading to a covered walkway which provides access to the front of the house, the garage and a utility cupboard. The dining/reception room has a front aspect bay window overlooking the driveway. The landing space has an airing cupboard housing the boiler and loft access hatch. Bedroom one is a good size with double aspect windows, built-in wardrobes and dressing table/ drawer unit. Bedroom two has a front aspect bay window, bedroom three to the rear of the house has built-in sliding door wardrobes. The bathroom and separate W.C. have fully tiled walls.

Externally , to the front there is ample off road parking, a low maintenance area enclosed by low brick walling and access to a double garage with electronic opening and power and light. The rear garden is south facing, comprising mostly of a lawn area with large adjoining patio and second patio space to the rear of the garden.

Area

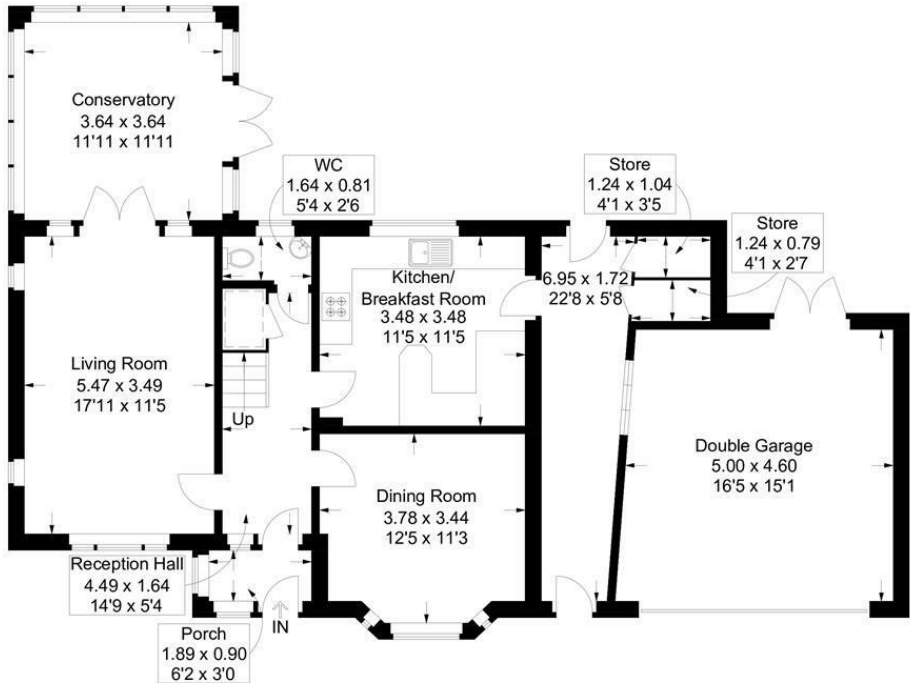
The suburb of Littledown is very convenient due to the close proximity to local schools, Kings Park which is also home to AFCB Bournemouth, and Queens Park known for its walks and popular golf course. Bournemouth itself boasts an impressive 10-mile stretch of pristine blue flag beaches, spanning from Sandbanks to Hengistbury Head. Beyond its breathtaking coastline, Bournemouth is renowned for its spectacular Victorian architecture, award-winning restaurants and green-flag parks.

FEATURES & SPECIFICATIONS

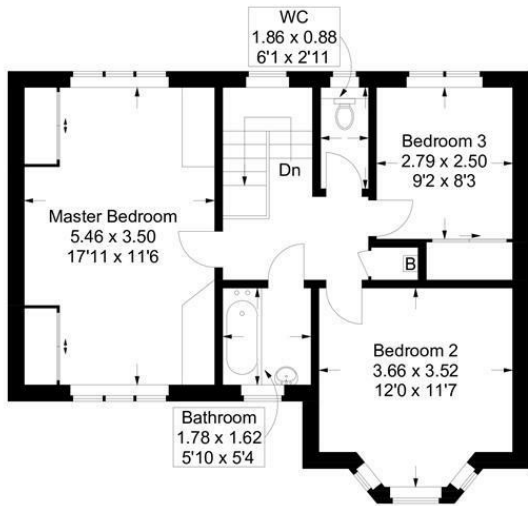
- Popular Location
- Large south facing garden
- Double garage and off road parking
- Large conservatory
- Modern kitchen with integrated appliances
- Double glazing and gas central heating
- Easy access to bus routes and the Wessex Way

Littledown Avenue, Bournemouth

Approximate Gross Internal Area = 168 sq m / 1809 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.7 sq m / 7 sq ft
Total = 168.7 sq m / 1816 sq ft



Ground Floor



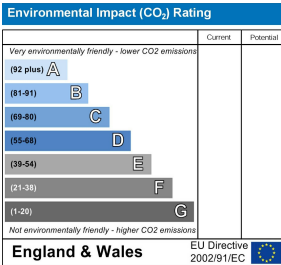
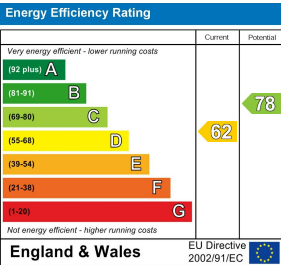
First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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