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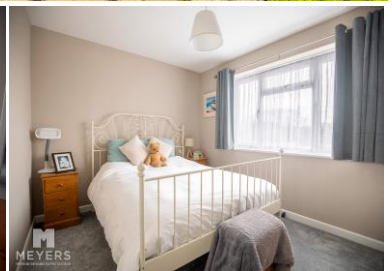
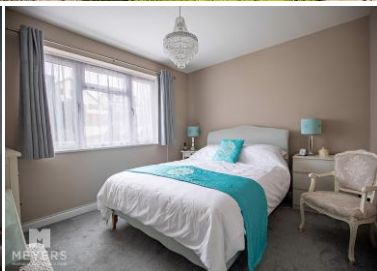
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MOVING BEYOND EXPECTATIONS



38 Balmoral Avenue

Bournemouth BH8 9LZ

OIEO: £600,000

- Detached Family Home
- Four Bedrooms
- An impressive 18' Kitchen/Diner
- Utility Room
- Ground Floor Shower Room
- Separate Living Room

Location

This property in Queens Park is within a short walk to excellent primary and secondary schools, convenience stores, doctors surgery, Castlepoint Shopping Centre and Mallard Road retail park. Also within easy access are numerous bus routes, The Royal Bournemouth Hospital, Littledown Leisure Centre, Chase Bank, together with The Wessex Way (A338) which provides the main arterial route into and out of Bournemouth.

Lobby

Entrance Hallway

Reception/Study 11' 11" x 10' 4" (3.63m x 3.15m)

Lounge/Diner 18' 2" x 11' 11" (5.53m x 3.63m)

Kitchen/Diner 18' 2" x 11' 11" (5.53m x 3.63m)

Utility Room 9' 0" x 4' 8" (2.74m x 1.42m)

Shower Room

Garage 18' 5" x 9' 0" (5.61m x 2.74m)

Landing

Bedroom 1 11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom 2 11' 11" x 9' 4" (3.63m x 2.84m)

Bathroom 8' 0" x 5' 2" (2.44m x 1.57m)

Bedroom 3 10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom 4 8' 10" x 6' 7" (2.69m x 2.01m)

Outside

Outside benefits from front and rear gardens which are mainly laid to lawns with a raised, paved terrace at the rear having steps leading down to the lawn. There is a paved driveway providing parking for 2/3 cars and an integral garage that can be accessed from the hallway and would lend to conversion subject to planning.

EPC

Rating E

Important Note

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be

a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



TOTAL FLOOR AREA: 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. 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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