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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



14 Normanhurst Avenue

Bournemouth BH8 9NP

£475,000

- Beautifully Presented
- Open Plan Kitchen/Diner
- Ground Floor WC
- Consetvatory
- Sought After Location
- Excellent School Catchments

Location

Well presented detached property set within a sought-after Queens Park location, close to both Queens Park Golf Course, Strouden Park, Castlepoint Shopping Centre, Queens Park Junior and Grammar Schools and within easy access onto the A338 Spur Road, JP Morgan, the Royal Bournemouth Hospital and popular schools.

Porch

Entrance Hall

WC

Living Room 14' 5" x 11' 4" (4.39m x 3.45m)

Kitchen/Diner 20' 3" x 13' 1" (6.17m x 3.98m)

Conservatory 11' 11" x 11' 3" (3.63m x 3.43m)

Landing

Bedroom 1 14' 5" x 11' 5" (4.39m x 3.48m)

Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m)

Bedroom 3 7' 0" x 5' 11" (2.13m x 1.80m)

Family Bathroom

Outside

Outside offers a low maintenance rear garden which is mainly laid to artificial lawn & patio area making it the perfect space for outdoor entertaining and to the front is a private driveway to accommodate off road parking.

EPC

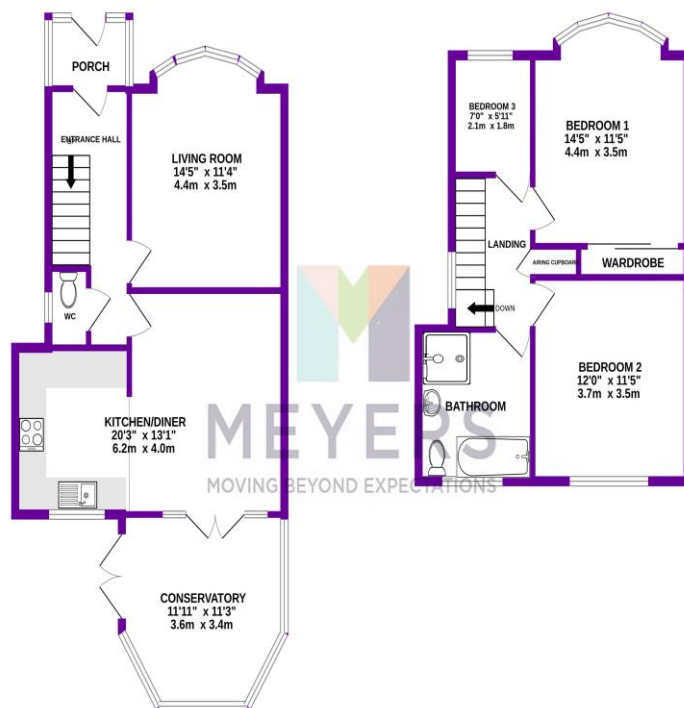
Rating - D

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.

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, contents 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.
Made with Homeplan C2024.

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