

315 Castle Lane West, Bournemouth. BH8 9TQ

Tel: 01202 977711

Email: [bournemouth@meyersestates.com](mailto:bournemouth@meyersestates.com)

[www.meyersestates.com](http://www.meyersestates.com)

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MOVING BEYOND EXPECTATIONS



## 11a North Avenue

Bournemouth BH10 7HR

**OIEO £325,000**

- Two Double Bedrooms
- Off Street Driveway Parking
- Immaculately Presented
- Enclosed Gardens
- Popular Location
- Cul-De-Sac Location

## Location

Just off Kinson Park Road. North Avenue is a cul-de-sac location in Kinson. Kinson is known for its local shops and cafe culture. Just a short walk away is Tesco supermarket, Kinson Library and Hub, Costa's and also Pelhams Leisure Centre. Regular bus routes are on your doorstep for easy access to both Bournemouth and Poole. Bournemouth International Airport is roughly a 5 minute drive away.

**Living Room** 18' 4" x 11' 9" (5.58m x 3.58m)

**Kitchen** 10' 9" x 8' 4" (3.27m x 2.54m)

Wall and base units, counter tops. Integrated: Fridge/Freezer, gas hob, electric oven. Space for washing machine.

**Cloakroom**

**Bedroom 1** 13' 3" x 11' 8" (4.04m x 3.55m)

**Bedroom 2** 11' 8" x 9' 4" (3.55m x 2.84m)

**Family Bathroom**

**Outside**

To the front of this property is allocated off street parking for 1 vehicle. To the rear is fully enclosed, laid to astroturf with shrubs, flowers in borders.

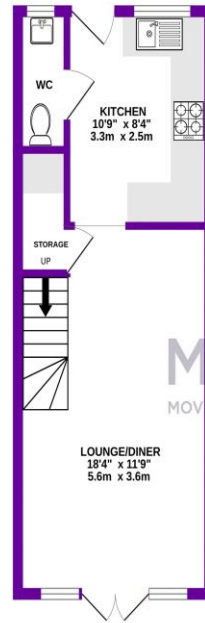
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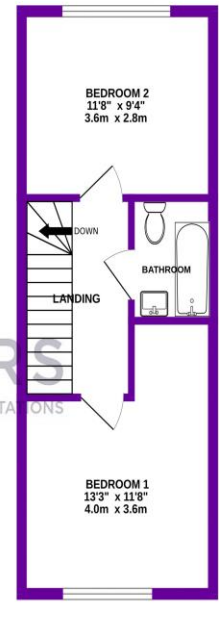
## IMPORTANT NOTE

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  
326 sq ft. (30.3 sq.m.) approx.



1ST FLOOR  
326 sq ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq ft. (60.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
Issue with reference 12124

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