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# MEYERS

MOVING BEYOND EXPECTATIONS



## 27 Ensbury Avenue

Bournemouth BH10 4HF

**Offers in excess of £425,000**

- **Detached House**
- **Three Bedrooms Plus Nursery/Study**
- **Two Bathrooms**
- **Modern Kitchen with Integrated Appliances**

The property is situated in the popular Ensbury Park area, within easy access to both Bournemouth and Poole, with main bus routes on the doorstep. A short walk away is Redhill recreation park and just a short drive away is Castlepoint Shopping Centre with its array of retail stores, supermarkets and restaurants. The Wessex Way (A338) is also easily accessible for routes in and out of Bournemouth.

**Living Room** 13' 3" x 13' 1" (4.04m x 3.98m)

**Kitchen** 16' 2" x 11' 8" (4.92m x 3.55m)

**Utility Room** 10' 3" x 5' 8" (3.12m x 1.73m)

**Lounge/Diner** 23' 2" x 10' 0" (7.06m x 3.05m)

**Bedroom 1** 13' 3" x 13' 1" (4.04m x 3.98m)

**Bedroom 2** 12' 0" x 10' 0" (3.65m x 3.05m)

**Bedroom 3** 8' 9" x 7' 5" (2.66m x 2.26m)

**Nursery/Study** 6' 0" x 5' 7" (1.83m x 1.70m)

**Bathroom** 7' 11" x 4' 6" (2.41m x 1.37m)

Outside, the rear garden offers a private and low-maintenance outdoor space, featuring a large paved patio area perfect for dining and relaxation, a neat lawn, and a hardstanding area that could accommodate a boat or motorhome. This is accessed via a shared driveway. As well as off-road parking.

## Rating - D

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.



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