

918 Wimborne Road, Bournemouth, BH9 2BJ

Tel: 01202 977711

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

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

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# MEYERS

MOVING BEYOND EXPECTATIONS



## 40 King George Avenue

Bournemouth BH9 1TX

**£350,000**

- Sought After Location
- Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Two Bathrooms/Shower Rooms
- Private Driveway

## Location

This property is situated in a popular and sought after residential avenue in Moordown. Convenient for local shopping facilities in Winton and Castlepoint Shopping Centre. Regular bus services to Bournemouth Town Centre are close by and schools for all age groups are within walking distance, including Moordown St.Johns, Winton Primary, as well as Winton and Glenmoor Academies.

## Description

This detached property is situated within a short walk to excellent local schools for all ages requiring modernisation. The property comprises of an entrance hallway, separate lounge, dining room and kitchen, with floor and wall mounted storage units, French doors leading onto the garden. The first floor boasts a landing area, three bedrooms and a family bathroom. Outside benefits from a private rear garden which is mainly laid to lawn, storage shed/garden, driveway to the front to cater for two vehicles.

## Directions

As you travel northbound down Wimborne Road through Winton High Street, keep going until you get to Moordown. You will pass a Tesco Express on your left and you will need the 6th right after that, into King George Avenue and the property is on the left.

## Hallway

**Living Room** 14' 6" x 11' 7" (4.42m x 3.53m)

**Dining Room** 12' 5" x 10' 6" (3.78m x 3.20m)

**Kitchen** 11' 7" x 8' 11" (3.53m x 2.72m)

**Shower Room** 6' 9" x 4' 5" (2.06m x 1.35m)

## First Floor

**Bedroom 1** 13' 9" x 11' 9" (4.19m x 3.58m)

**Bedroom 2** 12' 6" x 10' 6" (3.81m x 3.20m)

**Bedroom 3** 10' 2" x 6' 6" (3.10m x 1.98m)

## Family Bathroom

## EPC

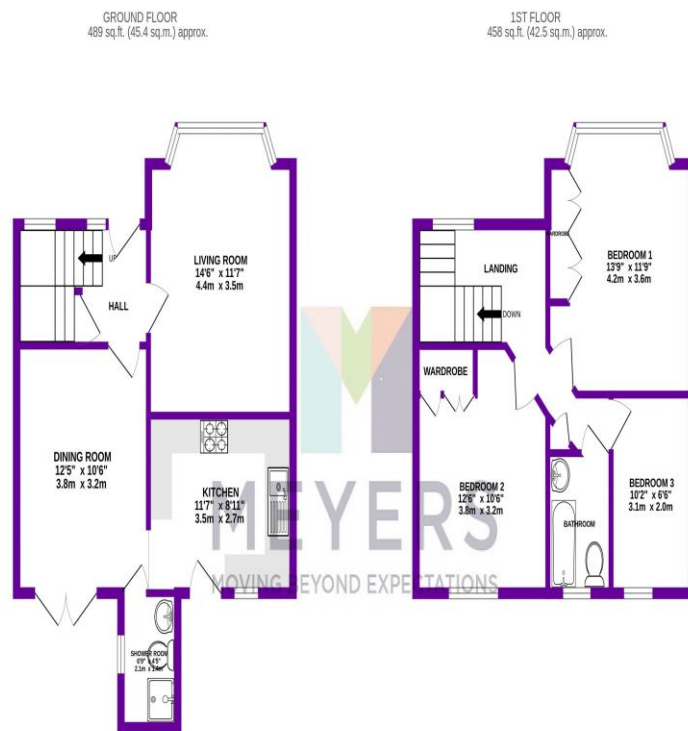
TBA

## Outside

Outside benefits from a private rear garden which is mainly laid to lawn, storage shed, driveway to the front to cater for two vehicles.

## 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.



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