



53 Woodbury Avenue, Bournemouth

Guide Price £425,000



GUIDE PRICE ***£425,000 – £450,000*** Welcome Homes are delighted to offer for sale this spacious detached chalet bungalow situated on a private plot on the popular Woodbury Avenue, BH8.

On entering, the property benefits from being presented in good condition throughout. Offering a bright lounge with a large window to the front, an open fire place and sliding partition doors through to the dining room overlooking the well manicured rear garden. There is a modern kitchen/breakfast room with a wide range of high and low level units and a back door leading to the front and back garden.

Upstairs offers two double bedrooms and a single bedroom/study with the added bonus of a fourth bedroom/second reception room on the ground floor making this property feel spacious and versatile. There is a fully tiled family bathroom and a downstairs cloakroom.

There is a good size walk in storage area on the first floor with the added potential to turn it into an en suite bathroom to the main bedroom.

Outside offers a private westerly facing garden and benefits from mature tree and shrub borders, a pathway and double gates to the side leading to the front driveway offering off road parking for several vehicles.

At the rear of the property the spacious storage area has a light, power and an up and over door with an external door to the side accessed via the garden for ease.

Located in the sought after area of Throop, residents will benefit from excellent primary and secondary school catchments, convenient access to local shops, doctors surgeries and the Castlepoint Shopping Centre.

Commuters will appreciate the property's proximity to numerous bus routes, The Royal Bournemouth Hospital, and The Wessex Way (A338) for easy access in and out of Bournemouth. Don't miss out on this fantastic opportunity.

EPC – D

Council Tax – D

Additional information:

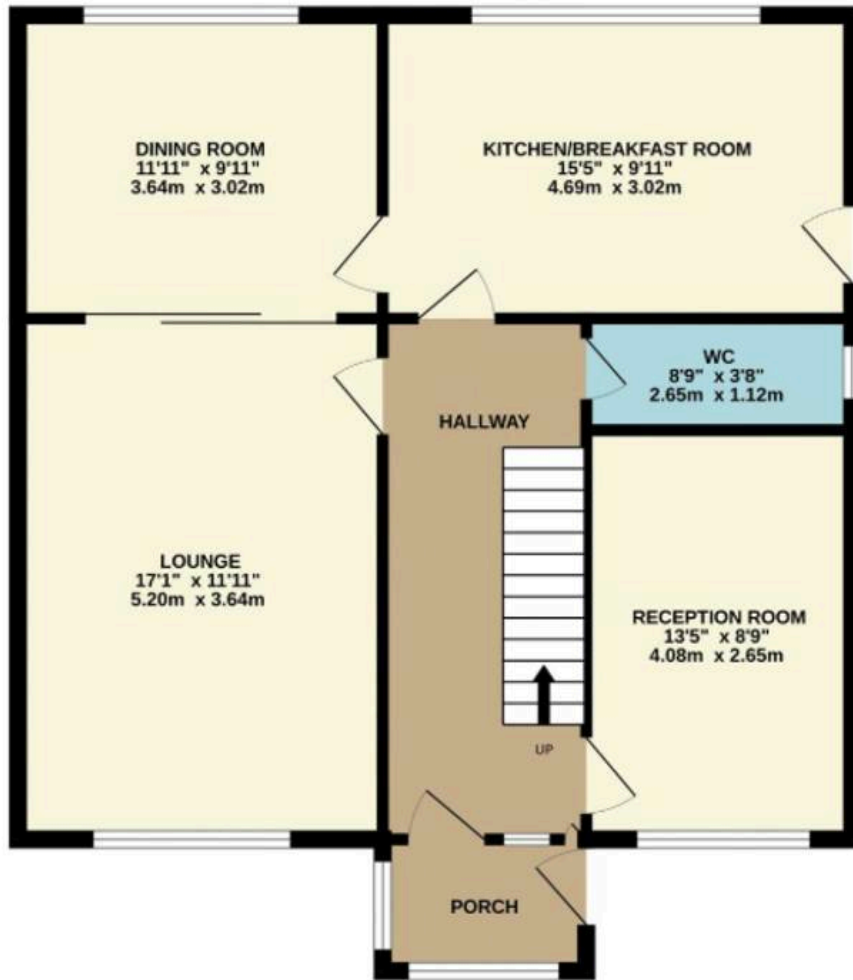
Tenure: Freehold

Parking: Driveway

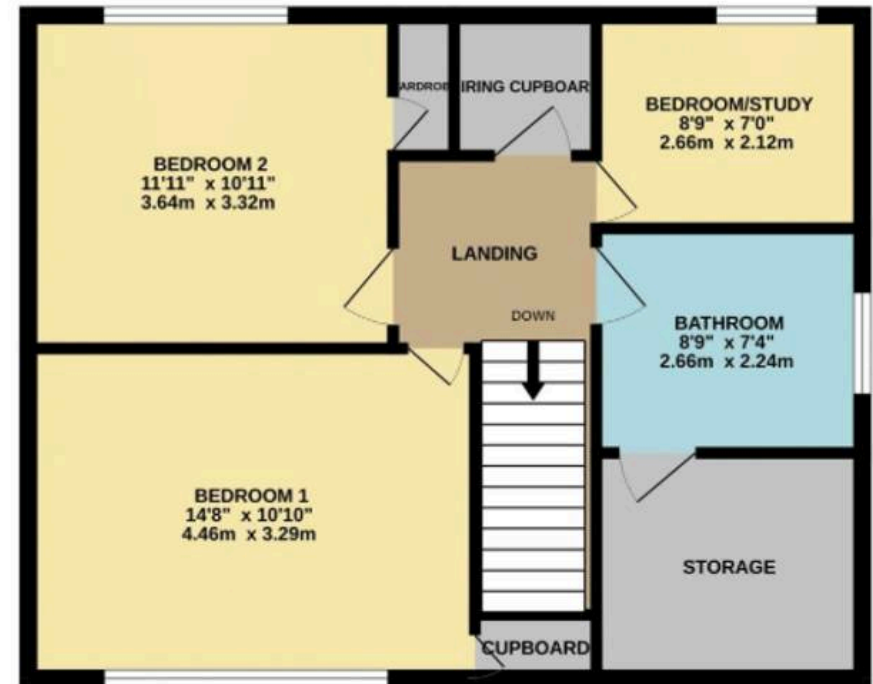




GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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