



41 Grants Avenue, Bournemouth
£350,000



Welcome Homes are delighted to offer for sale this spacious and well-presented three-bedroom semi-detached house, situated in a highly sought-after location. Ideally positioned close to well-regarded schools, convenient transport links including train and bus stations, JP Morgan, and a wide range of local amenities, this property is perfectly suited for families and professionals alike.

Internally, the home offers generously proportioned living spaces that create a warm and welcoming atmosphere throughout. All three bedrooms are doubles, A light-filled conservatory offers flexible additional living or dining space.

To the rear, the property boasts a private garden complete with a patio area and lawn, ideal for outdoor entertaining or family relaxation. The garden also provides direct access to a detached garage, offering secure parking or useful storage space.

The property further benefits from gas central heating and double glazed windows, ensuring comfort and energy efficiency all year round.

This is a rare opportunity to acquire a well-maintained and spacious home in a prime residential area.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Council Tax band: D

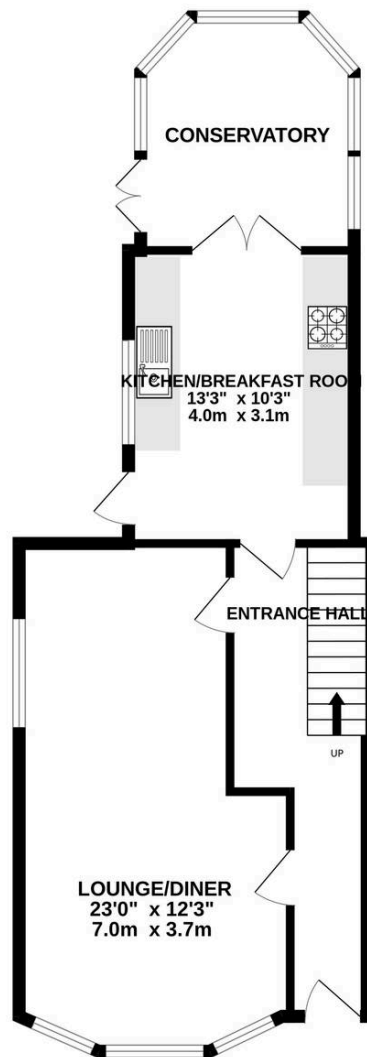
Tenure: Freehold

- No Forward Chain
- 3 Bedroom Semi-Detached
- Garage
- Spacious Living Throughout With Three Double Bedrooms
- Requires Modernisation
- Close Proximity To Schools, Train/Bus Station, JP Morgan & All Amenities
- Private Rear Garden With Patio, Lawn and access to detached Garage

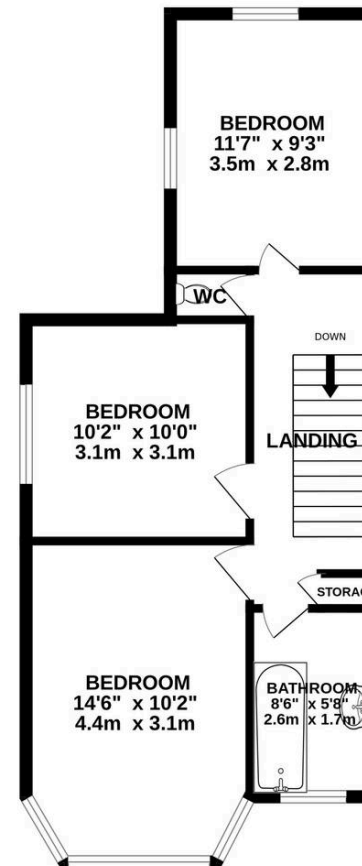




GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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