



100 The Avenue

Moordown, Bournemouth, BH9 2UU

Guide price £475,000



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Located on one of Moordown's most popular roads is this spacious three bedroom detached family home.

Entry to the property is via a porch which leads on to the entrance hall. The entrance hall has doors leading to the ground floor rooms and stairs leading to the first floor. There is an under stairs storage cupboard along with a WC. The WC houses a wash hand basin and low level WC with a UPVC double glazed window to the side aspect. The modern kitchen was installed approximately three years ago and benefits from a range of wall and base units with ample work surfaces. There are integrated appliances that include a fridge/freezer, oven, hob & extractor fan, washing machine and dishwasher. A door leads from the kitchen to the lean to at the side.

The lounge is located at the front of the property and benefits from UPVC double glazed bay window to the front aspect as well as a feature fireplace with gas wood burner. The dining room is located at the rear and benefits from double French doors leading on to the private rear garden.

On the first floor the landing area provides access to all rooms. There are three bedrooms. The master bedroom is located at the front of the property with a UPVC double glazed bay window overlooking the front aspect. The second bedroom overlooks the rear garden and benefits from built in wardrobes and storage.

The bathroom was updated four years ago and has part tiled walls, a frosted double glazed window to the rear aspect, a bath with shower attachment and glass shower screen, WC, wash basin with vanity unit and heated towel rail. The bathroom also houses a cupboard where you will find the gas combi boiler and

access to the loft via a pull down ladder.

Externally, the property benefits from a private rear garden. There is a patio area with pergola and a laid lawn along with fence and shrub borders.

To the front is a resin driveway providing off road parking. To the side of the property is a 'lean to' which is accessed via double wooden gates at the front.

The property is conveniently located in the popular Moordown area of BH9. Castlepoint shopping centre is a short distance away. Moordown & Winton high street is also within close proximity with their plethora of shops, takeaways and supermarkets. Local bus routes servicing Poole & Bournemouth are close by. Local primary and secondary schools are nearby.

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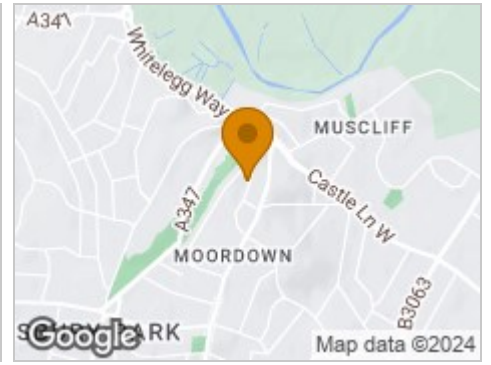
Road Map



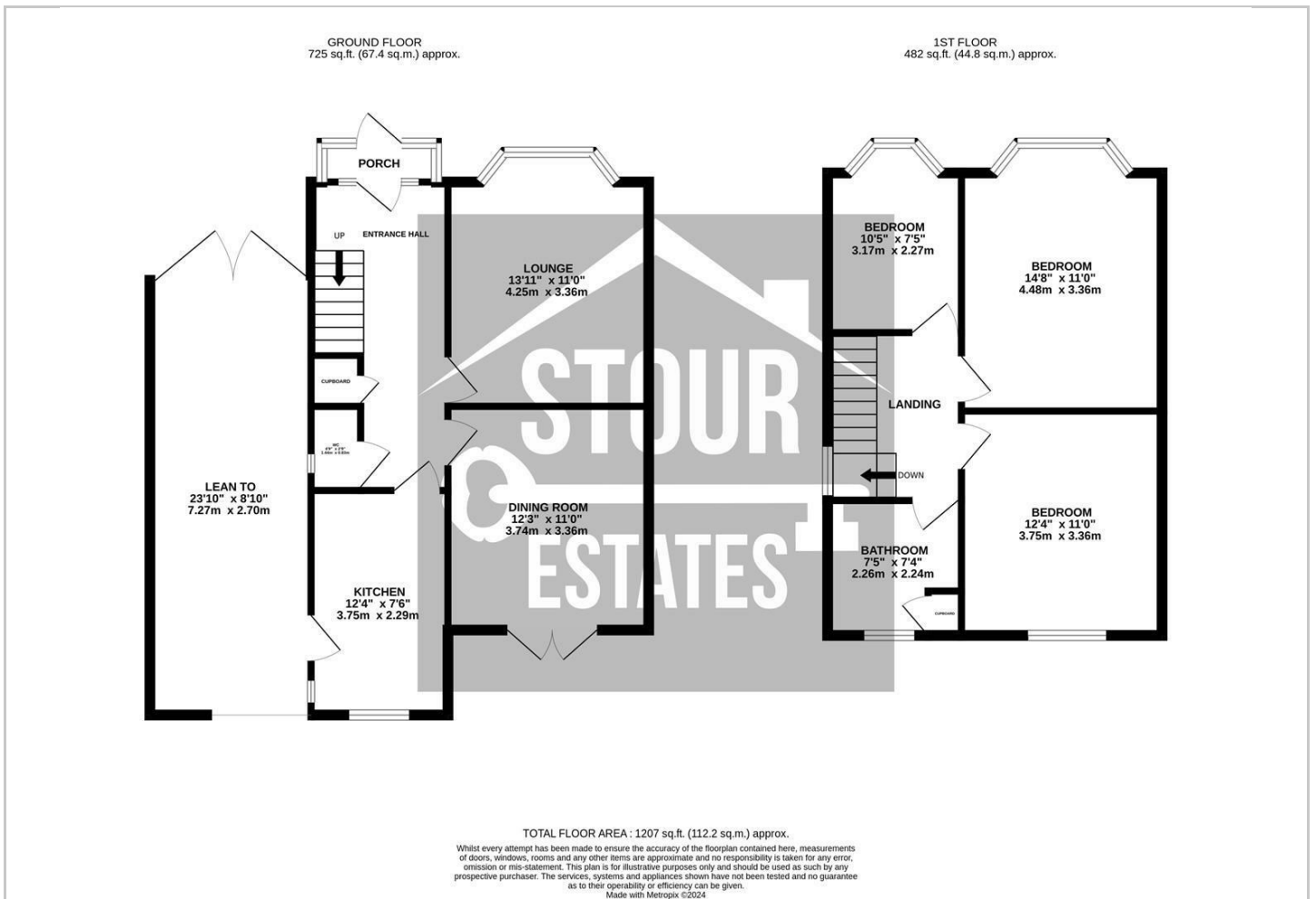
Hybrid Map



Terrain Map



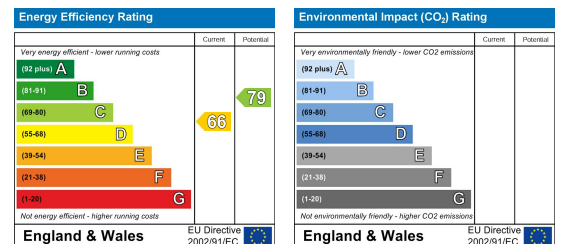
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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