

# DANEHURST

— ESTATE AGENTS —



QUEENS PARK AVENUE, BOURNEMOUTH, BH8 9LH

Guide price £250,000



## CASH BUYERS ONLY

Both Cottages Will Be Available, This Is the First to Be Listed.

Situated on the much sought after Queens Park Avenue, Queens Park, this two bedroom semi detached cottage represents an excellent refurbishment opportunity in a desirable and convenient location.

The property requires a full renovation throughout, following the departure of tenants who have left it in need of significant attention and care.

Set back from the road, the cottage enjoys a peaceful position and benefits from an allocated parking space. The lounge is bright, featuring a fireplace with an inset log burning stove. The kitchen, open to the central hallway, provides space for a breakfast table and offers scope for redesign as part of the refurbishment works.

To the front, there is a conservatory which, in our opinion, would benefit from replacement. Upstairs, there are two double bedrooms and a family bathroom, as well as a spacious landing and an airing cupboard housing a Glow Worm gas boiler.

Externally, the property offers garden areas to the front and side only. There is no rear garden, however there is a pathway to the rear for maintenance access.

Once renovated, this cottage has strong potential to become a highly desirable home in one of Queens Park's most sought after roads. The adjoining cottage will also be available through Danehurst Estate Agents.

Tenure: Freehold - Council Tax Band: C - EPC Rating:



- Refurbishment Project
- Period 2 Bedroom Cottage
- Prestigious Location
- Large Reception
- Unfitted Kitchen / Breakfast Room
- Gas fired central heating
- Garden area
- Parking
- Ajoining Property also available for refurbishment
- Vacant Possession

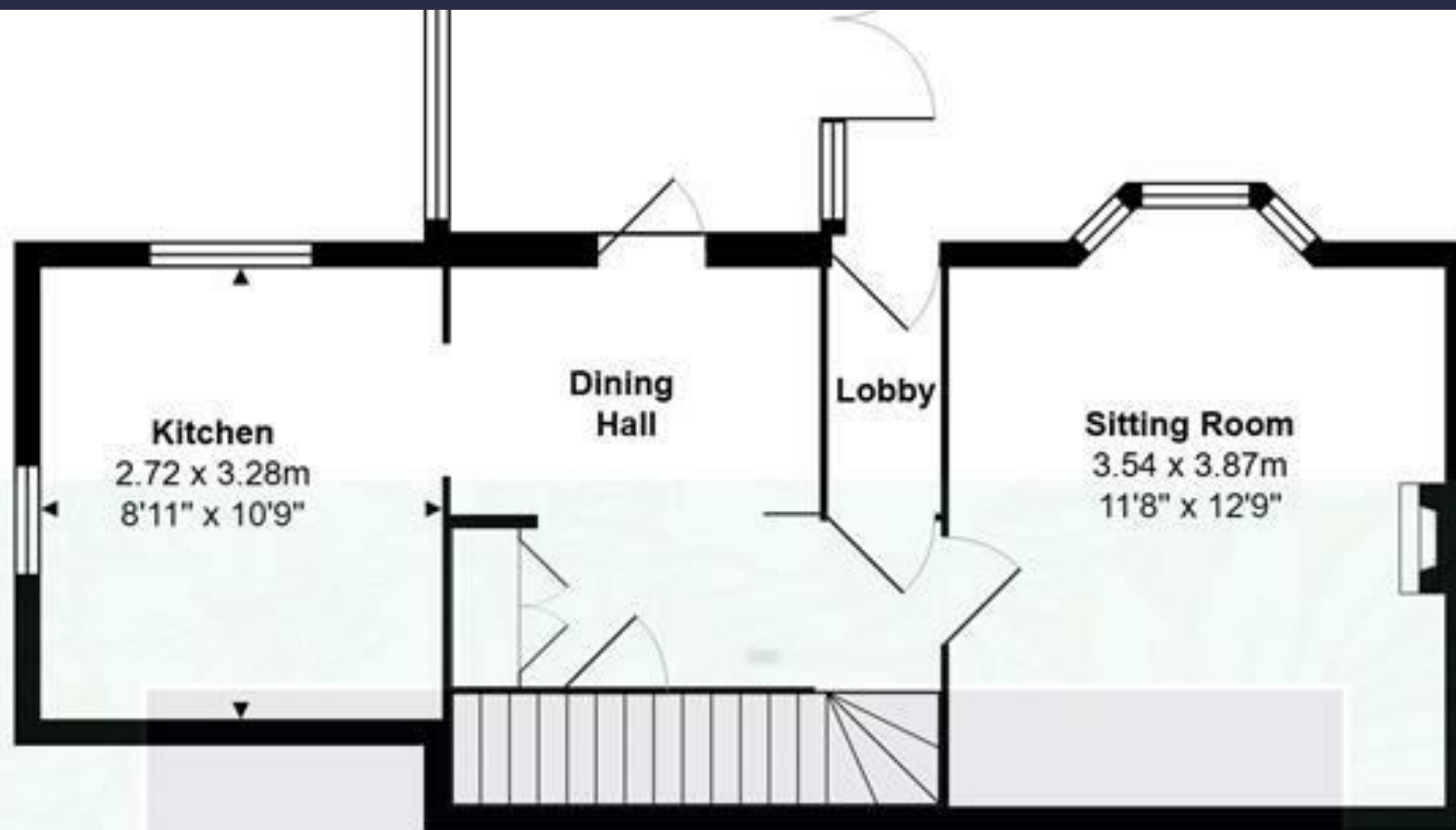




## Location

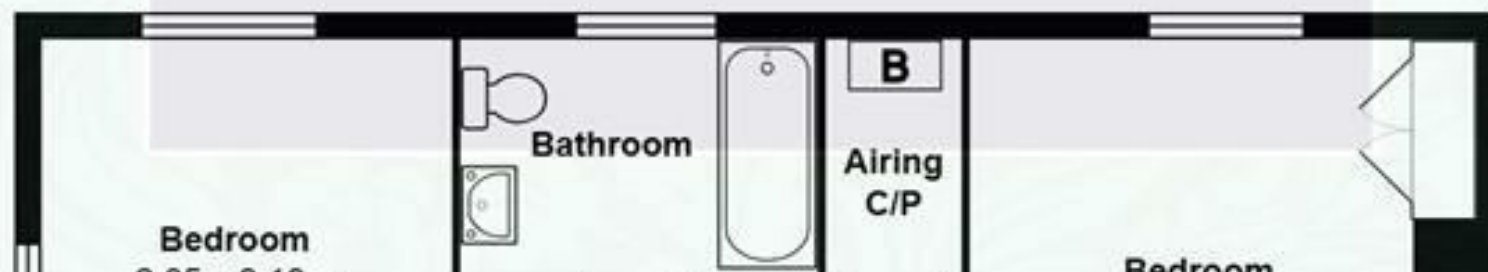
Situated on one of the area's most prestigious roads. Offering excellent transport routes into Bournemouth, Southampton and London via the A338. All within 1.5 miles you have the Royal Bournemouth Hospital, Littledown Leisure Centre, The Village Hotel and Gym, Tesco Extra Superstore, Iford Golf Club and Castlepoint Shopping Centre. Bournemouth Airport and Bournemouth's sandy beach can be found just 3 miles away. Set back from the road the property is in a quiet location.

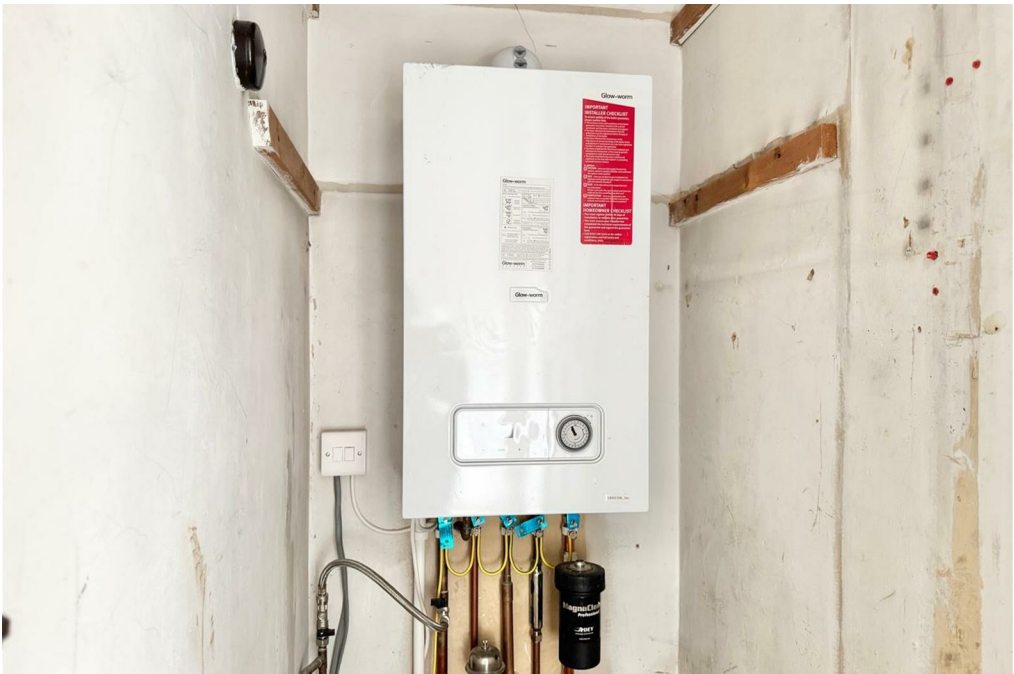




# DANEHURST

— ESTA First Floor GENTS —







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