



248 Runnymede Avenue
, Bournemouth, BH11 9SR

Offers over £420,000



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GUIDE PRICE £425,000 - £450,000 - NEARING COMPLETION - STUNNING THREE BEDROOM DETACHED CHALET STYLE RESIDENCE - CARPETS TO BE FITTED IMMINENTLY - VIEWINGS A MUST -

Nestled in the tranquil Runnymede Avenue, this delightful detached house in Bearwood offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, providing ample space for families or those seeking a guest room. A study/ utility room on the ground floor is the perfect home office for those working from home.

The property features two modern bath/ shower rooms, ensuring that morning routines run smoothly for everyone. For those with vehicles, the house includes parking for up to three cars, a valuable asset in this sought-after area.

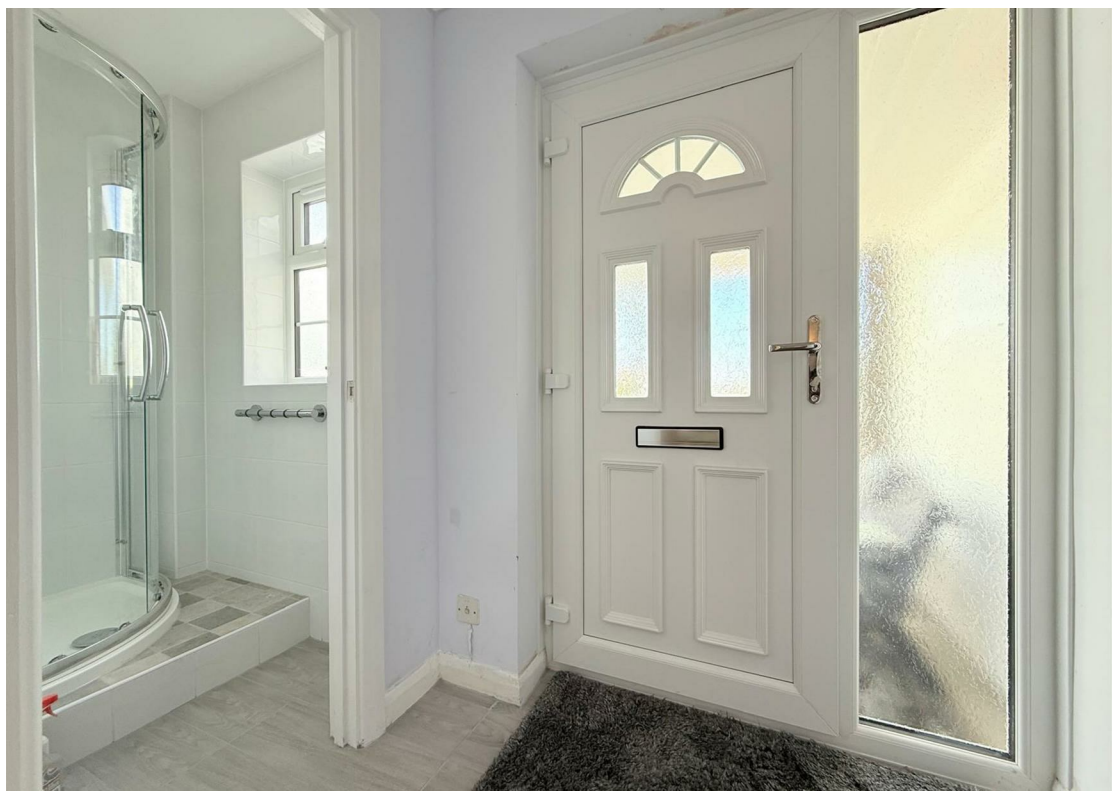
Runnymede Avenue is conveniently located near local amenities, including a community centre, a Co-op store, and a pharmacy, making daily errands a breeze. Additionally, a wonderful retail park on Ringwood Road is just a short drive away, offering a variety of shopping options.

For those who enjoy the great outdoors, the vibrant town of Bournemouth, renowned for its award-winning sandy beaches, is approximately six miles away. Bournemouth International Airport is also within easy reach, making travel simple and accessible.

This property presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with all the necessary amenities close at hand. Don't miss the chance to make this charming house your new home.

Key Selling Features -

- Newly Fitted Kitchen with Access to Garden
- Ground Floor Shower Room With WC and Sink Unit
- Large Lounge/ Diner With Front Aspect Window
- Stunning Bathroom With Shower And Matching Sanitary Ware
- Landscaped Garden With Patio Area And Large Timber Shed
- Bright And Airy Feel Throughout

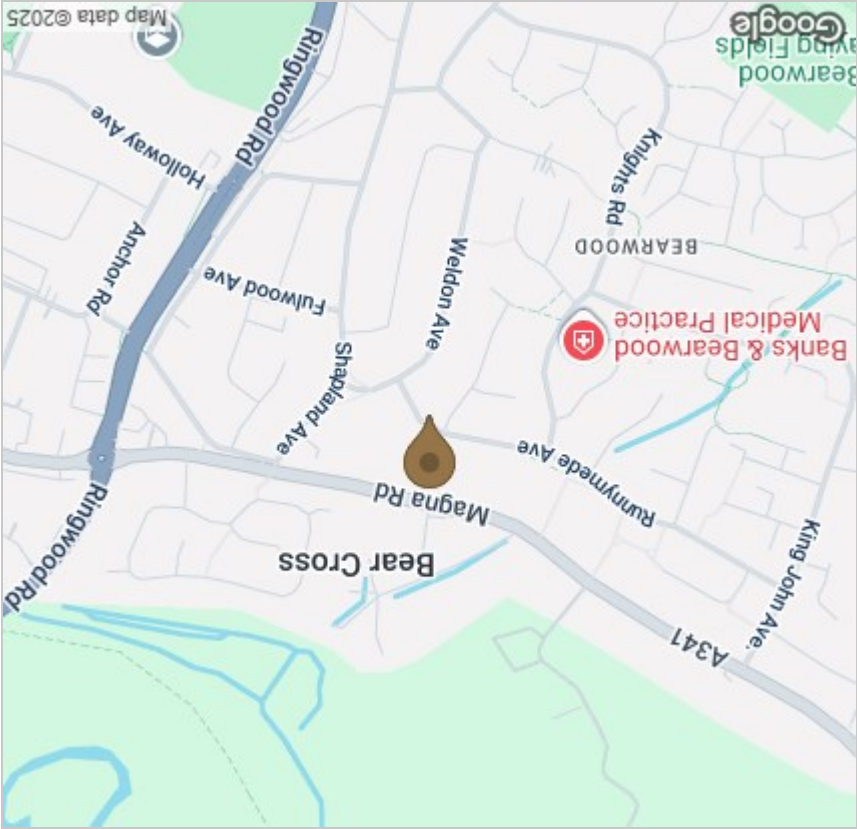




Re Modelled Front Elevation With
Stylish Cladding
Off Road Parking And Garage With
Access From Both Front And Rear
Viewings Considered Essential



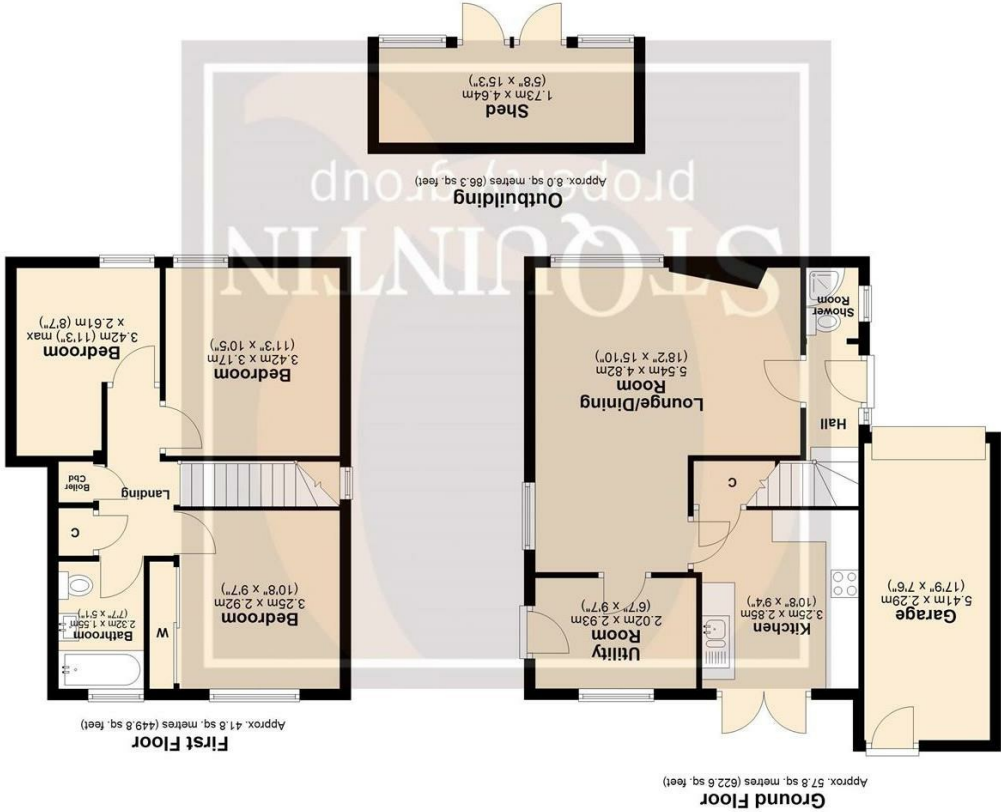
Area Map



Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
	56	82
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using Planlup.
Total area: approx. 107.6 sq. metres (1158.6 sq. feet)

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