



248 Runnymede Avenue  
, Bournemouth, BH11 9SR

Offers over £420,000



# 248 Runnymede Avenue

, Bournemouth, BH11 9SR

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



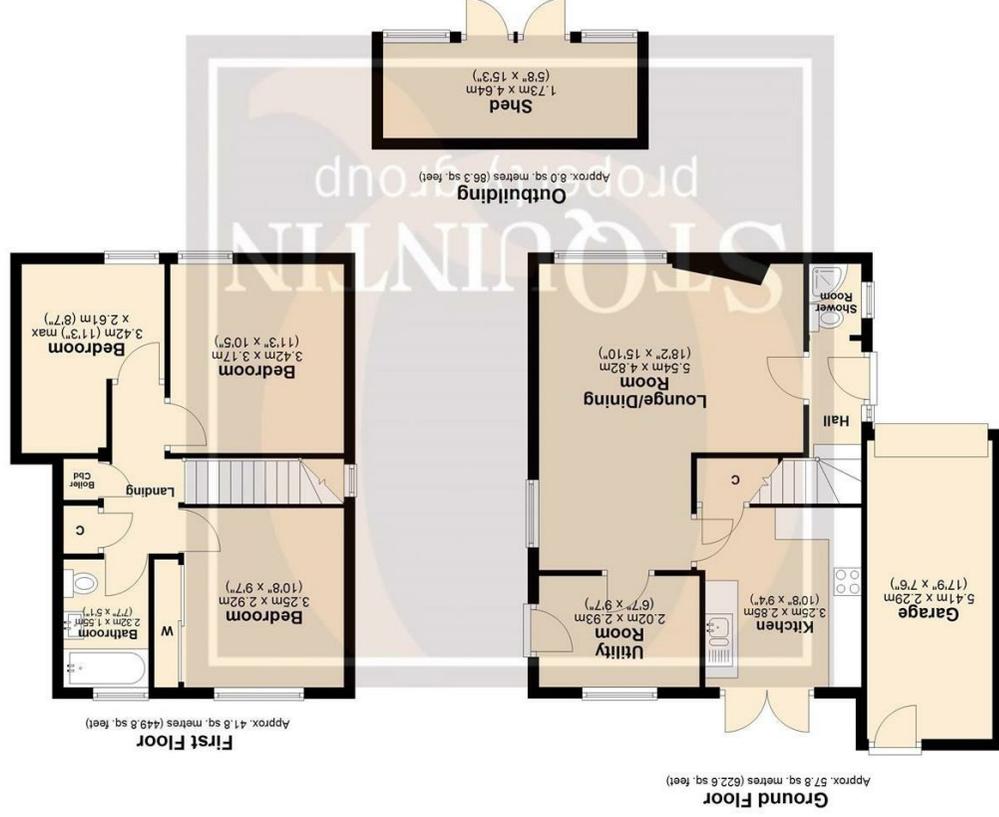


Re Modelled Front Elevation With Stylish Cladding  
Off Road Parking And Garage With Access From Both Front And Rear  
Viewings Considered Essential

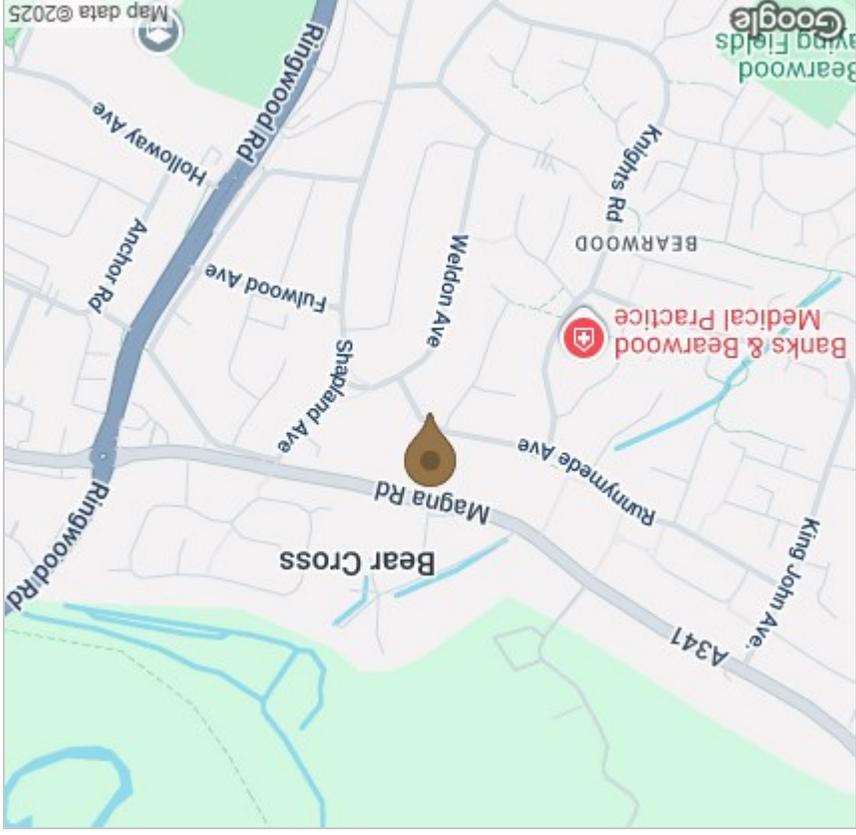


## Viewing

Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



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

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