



Canford Avenue, Wallisdown, Bournemouth BH11 8RY  
£325,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS









## KEY FEATURES

- Spacious Detached Bungalow
  - Two Double Bedrooms
- Three Versatile Reception Rooms
- Dual Fuel AGA Burner to Lounge
- Driveway Off Road Parking to Front
  - Detached Garage to Rear
- Good Sized Southerly Aspect Rear Garden
  - Potential to Extend / Convert Loft
- Vacant Possession & No Forward Chain
  - Opposite Protected Heathland







This charming detached bungalow is set within a popular residential area, directly opposite the protected heathland of Turbary Park. Inside, the property offers spacious and versatile accommodation, with excellent potential to extend, re-configure or convert the loft to additional living space.

From the entrance hall, you will find two double bedrooms to the front aspect of the property. There are also three reception rooms, comprising a comfortable lounge with AGA dual fuel burner, a second reception room suitable for a variety of uses such as a dining room, hobbies room or child's play room, and to the rear, a particular feature of the property is the expansive family room extension with kitchen, dining and sitting areas. Double doors open up to the generously sized southerly aspect rear garden, which offers a good degree of privacy and seclusion. A handy utility room and a bathroom, including bath with a shower over, completes the accommodation. Heating is provided by recently updated electric night storage heaters, as well as the dual fuel burner.

The detached garage to the rear of the plot provides useful additional storage. Vehicular access is not currently in use but can be easily reinstated from the lane running to the rear of the bungalow. The garage also has power and lights. To the front of the property is a driveway providing off road parking, plus there is an area of easy maintenance front garden.

The bungalow is conveniently situated close to shops, facilities and transport links and is offered for sale with vacant possession and no forward chain. An ideal opportunity to create your perfect home awaits.











## ADDITIONAL INFORMATION

### Room Dimensions

Please see floorplan for room dimensions.

### Tenure

Freehold

### Council Tax

Band C - BCP Council



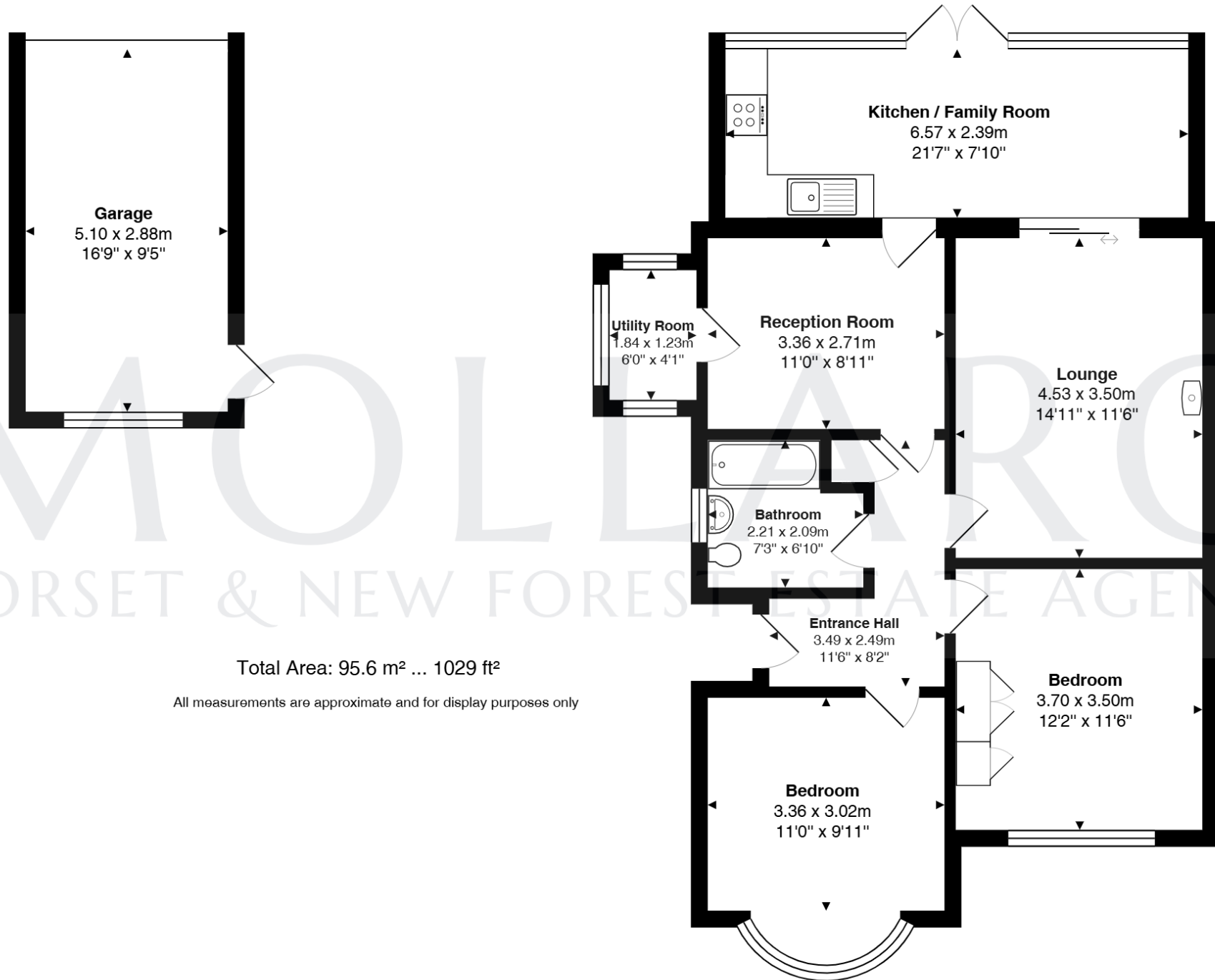








## FLOORPLAN



Total Area: 95.6 m<sup>2</sup> ... 1029 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	43	69
England, Scotland & Wales EU Directive 2002/91/EC		

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