



Connells

Trentham Avenue
Bournemouth



Property Description

Connells Southbourne are pleased to present this link detached family home located in Littledown, a suburb east of Bournemouth. The property briefly comprises; four bedrooms, a kitchen/breakfast room, sitting room, family bathroom and downstairs cloakroom, garage & rear garden with a westerly aspect.

Conveniently situated within walking distance of local amenities and main business hubs including JP Morgan and The Royal Bournemouth Hospital. Southbourne is within 2 miles and the busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Pokesdown which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

An area of hardstanding to the front offers off road parking for two vehicles. The double glazed front door opens into the;

Entrance Hall

Understairs cupboard. Radiator. Doors to all ground floor rooms.

Downstairs Cloakroom

Obscure window to the front aspect. Low level WC. Vanity wash hand basin. Fully tiled. Radiator. Consumer unit.

Sitting Room

19' 5" x 10' 6" into bay (5.92m x 3.20m into bay)

Double glazed window to front and rear aspects. LVT flooring throughout. TV and telephone point. Feature exposed brick wall. Radiator.

Kitchen

16' 2" x 7' 9" (4.93m x 2.36m)

Double glazed window to the rear aspect. Kitchen fitted with a range of matching wall and base units with granite worktops over. Space and plumbing for American style fridge freezer. Space and plumbing for washing machine. 1½ stainless steel sink and drainer. Integrated dishwasher. 5 ring gas burner hob with electric oven under and stainless steel cooker hood over. Metro tiled splashbacks. LVT flooring. Radiator. Double glazed door with side access to the rear garden.

Dining Area

12' 6" x 8' 5" (3.81m x 2.57m)

Double glazed window to rear aspect. Feature exposed brick wall. Continuation of flooring. Radiator.

First Floor Landing

Double glazed window to front aspect. Access to loft via loft hatch. Radiator. Doors to all rooms.

Bedroom 1

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to front aspect. Radiator.

Bedroom 2

12' max x 9' 1" (3.66m max x 2.77m)

Double glazed window to rear aspect.
Radiator.

Bedroom 3

10' 3" x 10' 1" (3.12m x 3.07m)

Double glazed window to front aspect.
Radiator.

Bedroom 4

9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed window to rear aspect.
Radiator.

Bathroom

Obscure window to rear aspect. P Shaped bath with rainfall shower over. Low level WC. Extractor. Vanity wash hand basin. Fully tiled walls and floor. Chrome heated towel rail.

Rear Garden

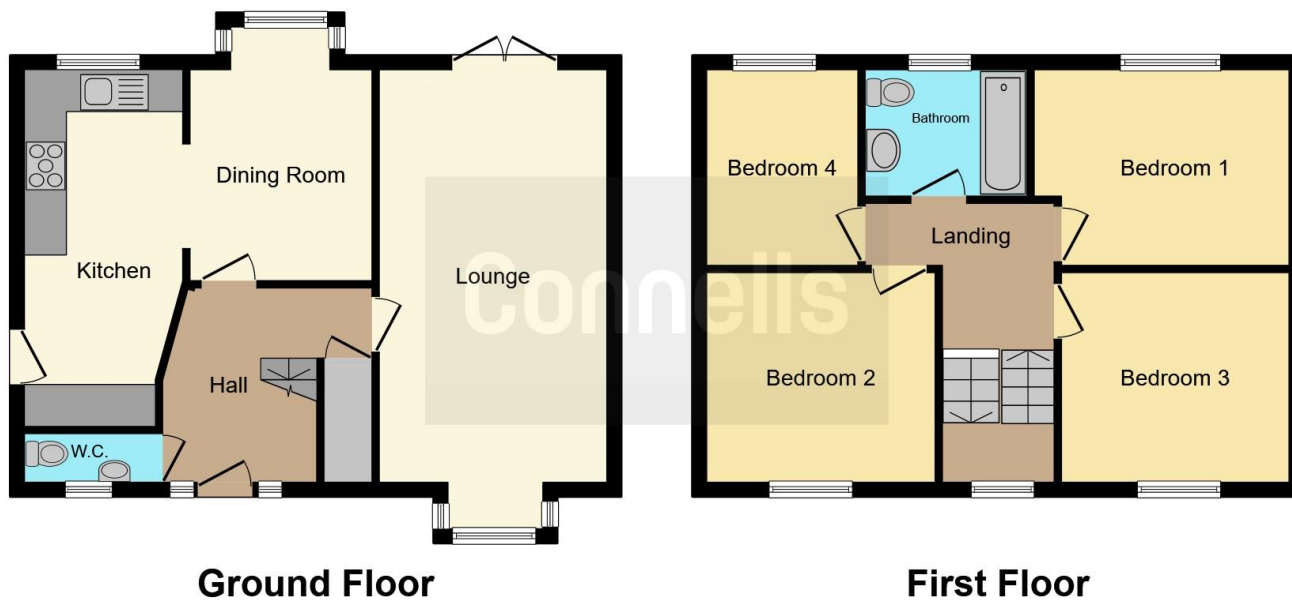
There rear garden is mainly laid to artificial lawn and enclosed by timber facing. It enjoys a westerly aspect with an Indian sandstone patio for alfresco dining. There is a workshop in the garden, which offers the ideal work from home space. (Measures 12' 6" x 9' 7")

Garage

16' 7" x 8' 8" (5.05m x 2.64m)

Up and over door. Power and light. Wall hung gas central heating boiler.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

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Tenure: Freehold



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