



Connells

Braemar Avenue
Bournemouth



Property Description

Connells Spouthbourne are pleased to offer for sale this two bedroom detached bungalow situated in a quiet location within 0.7 miles to Hengistbury Head and just a short stroll to the beaches at Southbourne and Tuckton Tea Gardens with River Stour walks. The property presents an ideal opportunity for modernisation and is being offered with vacant possession and no forward chain.

The property briefly comprises a sitting/dining room, conservatory, bathroom, two good sized bedrooms. There is a driveway providing off road parking, as well as a garage.

Hengistbury Head is located to the east of Bournemouth and adjoining Southbourne. This area enjoys several walks extending from Christchurch River up to the award-winning blue flag sandy beaches. From here a level walk promenade extends through to Sandbanks. Southbourne and Christchurch which are both located within a few miles offer a varied shopping experience together with a number of restaurants and bars local bus service provides links to Bournemouth and Poole. There is also a mainline train station providing links from Weymouth to London Waterloo.

For further information please get in touch with the team - Connells Southbourne 01202 423281

Approach

The front garden is laid to shingle with a pathway leading to the front door, which opens into the;

Entrance Hall

Airing cupboard. Doors to all rooms.

Bedroom One

14' 2" x 12' (4.32m x 3.66m)

Double aspect windows to the side and rear. Built in bedroom furniture. Wash hand basin and vanity unit. Radiator.

Bedroom Two

12' x 11' 6" (3.66m x 3.51m)

Double aspect windows to the side and front. Shower cubicle. Extractor fan. Radiator. Built in wardrobe with sliding doors.

Bathroom

Obscure glazed window to the side aspect. Three piece suite comprising panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Fully tiled.

Sitting Room

18' x 12' (5.49m x 3.66m)

Double aspect windows to the front and side. Two radiators. Gas fireplace with tiled surround.

Kitchen

16' 3" x 10' 5" (4.95m x 3.17m)

Double aspect windows to the side and rear. Fitted with a range of matching wall and base units with laminate worktops over. Ceramic sink and drainer unit. Inset gas hob with electric oven underneath. Pull out extractor unit and tiled splashbacks. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Radiator. Wall hung gas central heating boiler. Door to the;

Conservatory

13' 6" x 7' 7" (4.11m x 2.31m)

Dwarf brick construction. Door to the rear garden.

Outside

The rear garden enjoys a southerly aspect and is mainly laid to lawn and fully enclosed by timber fencing.

Agents Notes;

Council Tax Band - BCP D









Floor Plan

Garage

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

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37 Victoria Road
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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306422



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