



Connells

The Avenue
Bournemouth



Property Description

Connells are delighted to present to the market, this well presented three bedroom detached property. To the front of the property is a driveway with off road parking for two/three cars. A character brick built porch which offers UPVC double glazed windows to front aspect door leading to the entrance hallway. Ample space to store shoes and coats. Tiled flooring.

This property is situated within the catchment area of St Walburgas Catholic Primary School, which would make this a very heart-warming family home. The property is also within close proximity and a light walk to many local bus routes, as well as Redhill Park which has a large playing field and play park.

Entrance Hall

Lounge

16' 1" x 11' 11" (4.90m x 3.63m)

Double glazed bay window to front aspect, electric fireplace. Two double glazed window to side aspect.

Dining Room

11' 11" x 12' 10" (3.63m x 3.91m)

Archway to conservatory, radiator.

Kitchen

15' 6" x 10' 4" (4.72m x 3.15m)

Fully fitted kitchen with matching wall and base units, large AGA stand-alone and extractor fan. One and half sink and drainer.

Dishwasher and washing machine. Double glazed window to rear aspect.

Conservatory

8' 2" x 19' 10" (2.49m x 6.05m)

Across whole rear of property, double glazed patio doors.

Bedroom One

11' 10" x 15' 11" (3.61m x 4.85m)

Solid wood floor, double glazed bay window to front aspect.

Bedroom Two

11' 10" x 12' 9" (3.61m x 3.89m)

Double glazed window to rear aspect, radiator.

Bedroom Three

13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed window to rear aspect, radiator.

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Separate shower, wash hand basin with vanity unit, double glazed window to side aspect and radiator.

Study

4' 11" x 7' 11" (1.50m x 2.41m)

Double glazed window to front aspect, radiator and carpet.

Wc

4' 6" x 4' 10" (1.37m x 1.47m)

WC, wash hand basin, double glazed window to side aspect and radiator.

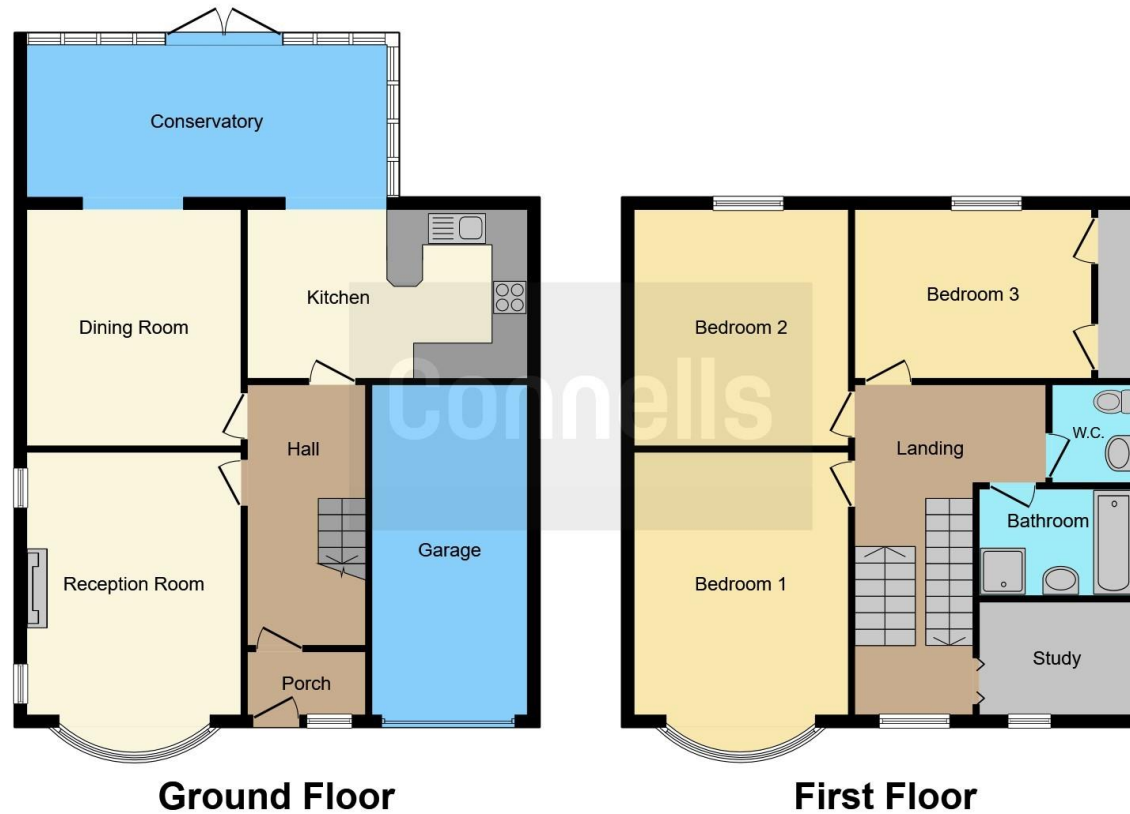
Rear Garden

Mostly lawn, patio area, hedge and fence surround.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: E

view this property online connells.co.uk/Property/WIN306547

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN306547 - 0014