





King George Avenue  
Bournemouth BH9 1TX

for sale guide price  
**£290,000**



### Property Description

This detached property which is in need of modernisation is situated within a short walk to excellent local schools for all ages. The property comprises of an entrance hallway, separate lounge, dining room with French doors leading out to the rear garden and kitchen on the ground floor whilst on the first floor there are three bedrooms and a family bathroom. Outside benefits from a private rear garden which is mainly laid to lawn, storage shed and a driveway to the front.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Understairs cupboard with electric meter. Stairs leading to the first floor landing.

### Lounge

14' 6" x 11' 7" ( 4.42m x 3.53m )

Front aspect double glazed bay window.

### Kitchen

11' 7" x 8' 11" ( 3.53m x 2.72m )

Fitted kitchen comprising a range of wall and base units, sink and draining board, gas hob with cooker hood over, electric oven, space and plumbing for washing machine and dishwasher. Rear aspect double glazed back door. Archway to dining room.

### Dining Room

12' 5" x 10' 6" ( 3.78m x 3.20m )

French doors leading to the rear garden. Feature fireplace. Radiator.



## Shower Room

Suite comprising shower cubicle, wash hand basin and WC. Tiled flooring. Extractor fan. Side aspect double glazed window. Radiator.

## Landing

Small airing cupboard.

## Bedroom One

13' 9" x 11' 9" ( 4.19m x 3.58m )

Front aspect double glazed window. Built in wardrobes providing hanging and storage space.

## Bedroom Two

12' 6" x 10' 6" ( 3.81m x 3.20m )

Rear aspect double glazed window. Built in storage.

## Bedroom Three

10' 2" x 6' 6" ( 3.10m x 1.98m )

Rear aspect double glazed window. Access to loft.

## Bathroom

Suite comprising bath, wash hand basin and WC. Heated towel rail. Laminate flooring.

## Outside Front

Driveway providing off road parking. Side access to rear garden.

## Outside Rear

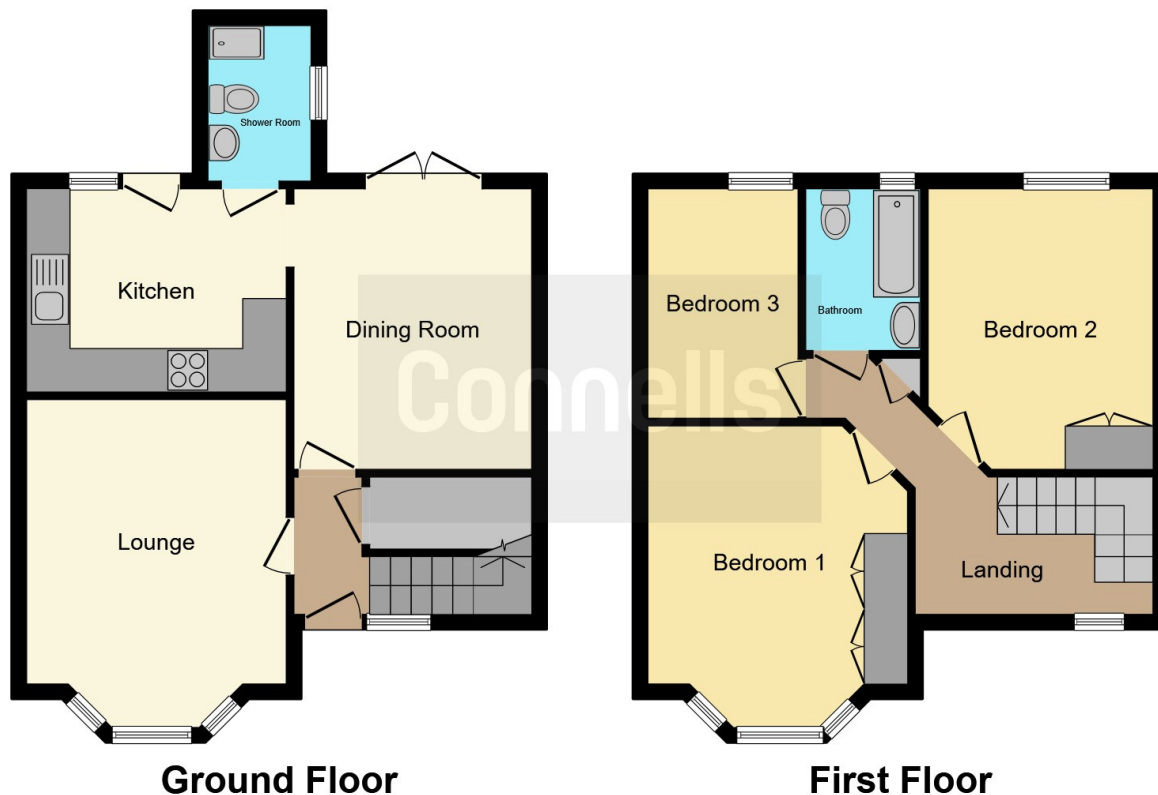
Laid mainly to lawn with patio area. Shed.

## Agents Note

Please note photos were taken June 2024.

Council Tax Band: D





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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