



Connells

Coniston Avenue
Bournemouth



Property Description

Connells are pleased to offer for sale this delightful two bedroom detached bungalow in the sought after Bear Cross area. Built in the 1960's this property benefits from two bedrooms, open plan living/dining/conservatory room, gas central heating & double glazing. The property also has off road parking for several vehicles, the benefit of front and rear gardens and a fully insulated garage with power, water and up and over door.

This home has been modified to allow for wheelchair use, including widened door frames.

Entrance Hall

Double glazed obscured front door, wooden effect laminated flooring with doors to all rooms, radiator and consumer unit.

Lounge

19' 4" x 10' 6" (5.89m x 3.20m)

Wooden effect laminated flooring with front aspect double glazed window, TV, broadband and telephone points, wall mounted electric feature fireplace, radiator, double glazed double doors to conservatory and internal glass double doors to hall.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)

A range of wall and base high gloss soft close units, marble backsplash, 4 ring AEG hob and NEFF extractor fan and hood over, electric oven, integrated fridge/freezer, space for a dishwasher, sink with drainer and mixer tap, spotlighting and breakfast bar area.

Conservatory/Dining Room

19' 7" x 10' 6" (5.97m x 3.20m)

Tiled flooring with rear aspect double glazed windows and double doors with concrete built ramp to rear garden and side aspect window and single door to rear garden, two radiators and spotlighting.

Bedroom 1

12' 3" MAX x 10' 9" (3.73m MAX x 3.28m)

Wooden effect laminated flooring, front aspect double glazed bay window with radiator below, a range of fitted over bed storage cupboards and wardrobes.

Bedroom 2

8' 9" x 8' 1" (2.67m x 2.46m)

Wooden effect laminated flooring, side aspect double glazed window and radiator below.

Shower/Wet Room

Side aspect double glazed frosted window, low level WC, hand wash basin with vanity unit below with draws and cupboards, walk in shower with glass shower screen and ladder radiator.

Garage/Utility

17' 9" x 9' 2" (5.41m x 2.79m)

Insulated garage with side aspect window, power, lighting and water connection with a up and over door,

Currently split and being used as part utility with wall units and space for white goods and part workshop/garage.

Rear Garden

Fully enclosed patioed rear garden with a pergola, outside tap, garden shed, side gated access to the front of the property and single door entrance to the garage.

Front Garden

Hardstanding parking for multiple vehicles with front access to the garage, part pebbled with a mature bush.









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

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37 Victoria Road
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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