

FREEHOLD



Bungalow - Detached

# 28 THROOPSIDE AVENUE, THROOP, BOURNEMOUTH, DORSET, BH9 3NR

Offers Over

£400,000

## FEATURES

- NEEDS FULL REFURBISHMENT
- VACANT
- THROOPSIDE AVENUE
- THREE DOUBLE BEDROOMS
- OFFERS AMAZING POTENTIAL



# 3 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

On entering the property via a single glazed wooden front door leading to all the primary rooms, with textured ceiling, coving, loft access, storage cupboards housing the floor standing gas fired boiler and hot water tank.

## LOUNGE

15'5" x 13'5"

A generous size lounge with two radiators, sliding patio doors and a further door both leading into the sun room, feature fireplace, textured ceiling and coving.

## SUNROOM

28'2" x 9'10" narrows 5'2"

Brick faced walls with glass roof, three sets of sliding patio doors offering direct access on to the rear garden with a further door into the rear garden and garage as well as a single glazed door offering direct access to the front of the property.

## KITCHEN

10'2" x 9'2"

A full selection of wall and floor mounted units in a wood finish with stone effect worktops, tiled splashback, stainless steel sink, wooden double glazed window to side aspect, textured ceiling with coving, tiled effect flooring.

## BEDROOM 1

13'5" x 11'5"

A wonderful room with the potential to offer an en-suite from the separate WC; textured ceiling with coving, radiator, wooden double glazed box bay window to front aspect.

## BEDROOM 2

12'5" x 11'5"

A very generous master bedroom with textured ceiling, radiator, wooden framed double glazed window to the front aspect.

## BEDROOM 3

13'1" x 9'10"

A further double bedroom or dining room with textured ceiling, coving, radiator, wooden doubled glazed window on to the sun room.

## BATHROOM

Bath, shower, low level WC, hand basin, textured ceiling, wooden doubled glazed window to the side aspect, tiled splashback.

## WC

WC, hand basin, part-tiled splashback, wooden double glazed window to side aspect. This room would make a perfect en-suite to the master bedroom.

## GARAGE

18'4" x 9'2"

Manual up and over door, textured ceiling, loft storage, power and lighting, The garage offers potential to convert into a living area STPP.

## OUTSIDE SPACE

The front is laid to lawn with a block paved drive for up to three vehicles leading to the garage, The rear garden is overgrown and of a modest size with a brick-built storage unit attached to the garage.







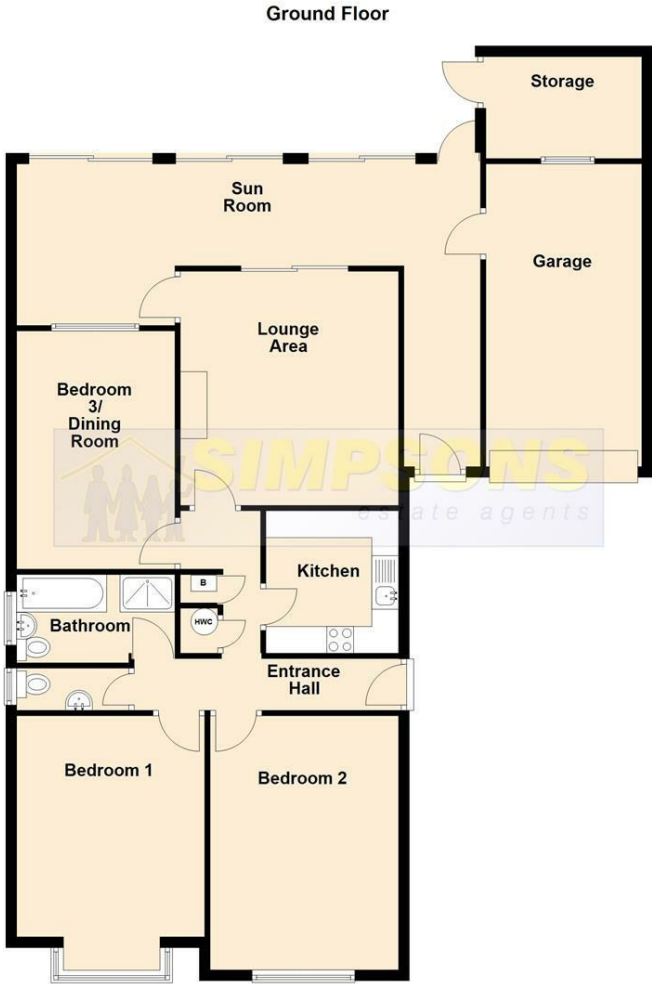
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Council Tax Band  
**E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

