



Runnymede Avenue, Bournemouth BH11 9SG

welcome to

Runnymede Avenue, Bournemouth

This SUBSTANTIAL well presented five bedroom DETACHED FAMILY HOME, situated in an ever popular area of BEAR WOOD, convenient proximity of Bournemouth town centre and POOLE. The property also benefits from three large reception rooms, OFF ROAD PARKING, summer house and LARGE GARDEN.





Ground Floor

Total floor area 188.9 sq.m. (2,034 sq.ft.) approx

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.



First Floor

Entrance Porch

Entrance Hall

17' 1" x 8' 3" (5.21m x 2.51m)

Lounge

18' x 14' 11" (5.49m x 4.55m)

Dining Room

12' 1" x 9' 5" (3.68m x 2.87m)

Kitchen

16' x 11' 4" (4.88m x 3.45m)

Conservatory

9' 10" x 7' 9" (3.00m x 2.36m)

Utility

7' 3" x 6' (2.21m x 1.83m)

Study / Bedroom

18' 5" x 8' 2" (5.61m x 2.49m)

First Floor Landing

Bedroom One

14' 11" x 13' 5" (4.55m x 4.09m)

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Bedroom Three

16' 5" x 8' 1" (5.00m x 2.46m)

Bedroom Four

9' x 8' 1" (2.74m x 2.46m)

Bedroom Five

8' 4" x 5' 7" (2.54m x 1.70m)

Bathroom

11' 7" x 8' 1" (3.53m x 2.46m)

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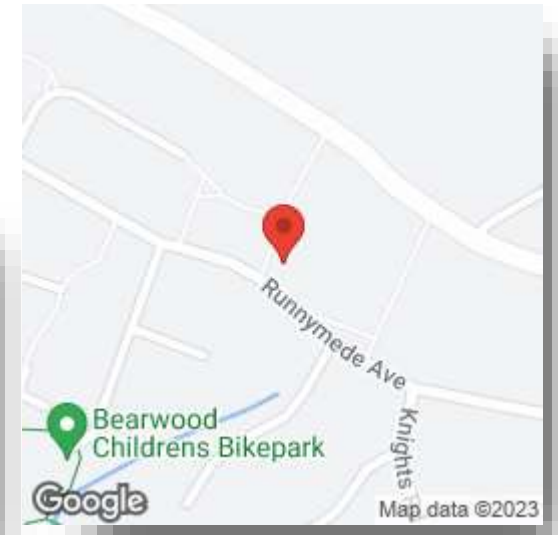
Runnymede Avenue, Bournemouth

- Substantial Detached Five Bedroom Family Home
- Two/Three Reception Rooms
- Off Road Parking for Over Five Vehicles
- Fully Fitted Modern Luxury Kitchen/ Breakfast Room
- Gas Central Heating , UPVC Double Glazing & 16 Solar Panels

Tenure: Freehold EPC Rating: C

offers in excess of

£575,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WTN108877 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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