



St. Georges Avenue, Bournemouth BH8 9DF

welcome to

St. Georges Avenue, Bournemouth

Nestled in the heart of the highly sought-after suburb of Queens Park, this spacious 4 double bedroom detached home presents a unique opportunity. Offered with no forward chain by motivated sellers, this property combines the warmth of a family home with the potential to add significant value





Ground Floor

First Floor

Garage

Entrance Hall

Lounge

25' 3" x 11' 10" (7.70m x 3.61m)

Dining Room

18' 2" max x 12' 10" (5.54m max x 3.91m)

Kitchen Breakfast Room

24' 5" x 17' 2" max (7.44m x 5.23m max)

Cloakroom

Utility Cupboard

First Floor Landing

Master Bedroom

19' 2" max x 17' 2" (5.84m max x 5.23m)

Ensuite

8' 5" x 5' 9" (2.57m x 1.75m)

Bedroom Two

13' 8" x 11' 10" (4.17m x 3.61m)

Bedrom Three

12' 10" x 10' 5" (3.91m x 3.17m)

Bedroom Four

11' 11" x 7' 2" (3.63m x 2.18m)

Bathroom

10' 4" x 6' 4" (3.15m x 1.93m)

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

welcome to

St. Georges Avenue, Bournemouth

- Stunning elevated frontage with hill top position
- Close to Queens Park Golf Club and JP Morgan
- Four double bedroom detached home
- Double garage with additional off road parking
- Large west facing rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£725,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109571



Property Ref:
WTN109571 - 0011

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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