





## welcome to

# **Coombe Avenue, Bournemouth**

A spacious five-bedroom end-of-terrace home on a sought-after corner plot in Coombe Avenue. Featuring a modern interior, a wrap-around garden, off-road parking, and potential for an annex conversion (STPP). Ideally located near outstanding schools, shops, and transport links, this is a perfect home

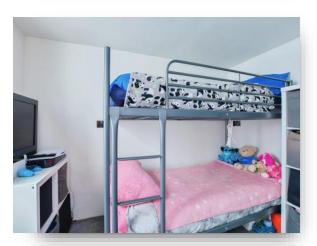


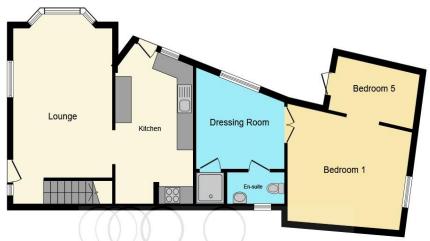












**Ground Floor** 



**First Floor** 

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

## Lounge

19' 11" x 12' 1" ( 6.07m x 3.68m )

## Kitchen

17' 8" max x 9' 6" ( 5.38m max x 2.90m )

#### **Bedroom One**

13' 4" max x 9' 10" ( 4.06m max x 3.00m )

## **Dressing Room**

14' 5" x 10' 9" ( 4.39m x 3.28m )

#### **Ensuite**

#### **Bedroom Five**

10' 2" x 6' 4" ( 3.10m x 1.93m )

## Landing

## **Bedroom Two**

14' 6" max x 10' 2" ( 4.42m max x 3.10m )

## **Bedroom Three**

12' 3" max x 12' 2" ( 3.73m max x 3.71m )

## **Bedroom Four**

9' 9" x 7' 5" ( 2.97m x 2.26m )

#### **Bathroom**

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## **Coombe Avenue, Bournemouth**

- Spacious Five-Bedroom End-of-Terrace Home
- Prime Corner Plot with Wrap-Around Garden
- Modern Interior with Versatile Layout
- Off-Road Parking for Multiple Vehicles
- Potential for Annex Conversion (STPP)

Tenure: Freehold EPC Rating: D

# £400,000









Please note the marker reflects the postcode not the actual property

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