



**Dolphin Avenue, Bournemouth BH10 6DU**

**welcome to**

## **Dolphin Avenue, Bournemouth**

A beautifully presented, DETACHED BUNGALOW. Entrance HALL, THREE double BEDROOMS, spacious LIVING ROOM, fully fitted KITCHEN, modern FAMILY BATHROOM, sizable CONSERVATORY generous size rear GARDEN, private DRIVEWAY, close to local AMENITIES and easy access to both BOURNEMOUTH & POOLE.





## Entrance Hall

## Lounge

12' 7" Max x 12' 4" ( 3.84m Max x 3.76m )

## Kitchen

12' 2" Max x 12' 1" ( 3.71m Max x 3.68m )

## Bedroom 1

12' 4" Max x 10' 8" ( 3.76m Max x 3.25m )

## Bedroom 2

12' 4" Max x 10' 4" ( 3.76m Max x 3.15m )

## Bedroom 3

10' 1" Max x 9' ( 3.07m Max x 2.74m )

## Conservatory

11' 1" Max x 9' 1" ( 3.38m Max x 2.77m )

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](http://www.focalagent.com)

welcome to

## Dolphin Avenue, Bournemouth

- Detached Bungalow
- Three Double Bedrooms
- Sizable south west facing rear garden
- Garage
- Conservatory

Tenure: Freehold EPC Rating: C

£389,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110293 - 0004

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fox & sons



**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**