



**Western Avenue, Bournemouth BH10 6HJ**

**welcome to**

**Western Avenue, Bournemouth**

Fox and sons are delighted to offer for sale this DETACHED BUNGALOW situated in a sought after location of WESTERN AVENUE. Entrance HALLWAY, TWO well-proportioned BEDROOMS, Separate KITCHEN, LOUNGE, Family BATHROOM, SIZABLE rear GARDEN, off road PARKING and excellent SCHOOL CATCHMENTS.





### Entrance Hall

### Lounge

12' 11" x 10' 5" ( 3.94m x 3.17m )

### Kitchen

12' 6" x 10' 6" ( 3.81m x 3.20m )

### Utility Room

6' 9" x 6' 6" ( 2.06m x 1.98m )

### Porch

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )

### Bedroom Two

11' 4" max x 10' 6" ( 3.45m max x 3.20m )

### Bathroom

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)



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## **Western Avenue, Bournemouth**

- NO FORWARD CHAIN
- HUGE DEVELOPMENT POTENTIAL STPP
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- SIZABLE REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£385,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110326](https://fox-and-sons.co.uk/Property/WTN110326)



Property Ref:  
WTN110326 - 0004

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