



**Daws Avenue, Bournemouth BH11 8SD**



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**Daws Avenue, Bournemouth**

Detached bungalow in a convenient Wallisdown location, offering two double bedrooms, a newly fitted shower room and a new combi boiler. With a private rear garden, off-road parking and loft-conversion potential (STPP), it's ideal for buyers looking to modernise and create their own space.





### Entrance Hall

### Living Room

13' 7" x 11' 1" ( 4.14m x 3.38m )

### Kitchen

11' 1" x 8' 3" ( 3.38m x 2.51m )

### Bedroom One

13' 7" x 11' 1" ( 4.14m x 3.38m )

### Bedroom Two

11' 1" x 8' 5" ( 3.38m x 2.57m )

### Shower Room

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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## Daws Avenue, Bournemouth

- Two generous double bedrooms
- New shower room suite installed within the last 12 months
- New energy-efficient combi boiler fitted in the past year
- Private rear garden with side access
- Loft conversion potential (STPP)

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

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WTN110758 - 0002

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