



Ovington Avenue, Bournemouth BH7 6SB

welcome to

Ovington Avenue, Bournemouth

CHAIN ABOVE COMPLETE Large detached 1930's 4 BED CHARACTER house with a large 75ft SOUTH FACING REAR GARDEN. With a 24ft DETACHED GARAGE & 55ft PRIVATE DRIVEWAY, 18ft lounge & seperate 13ft dining room open-plan to a 18ft Kitchen/Breakfast, en-suite, a family bathroom & two WCs.

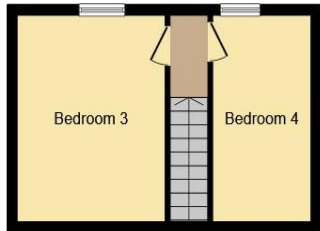




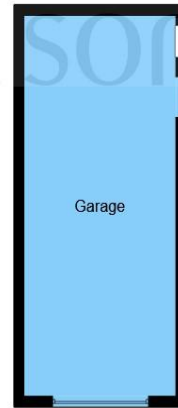
Ground Floor



First Floor



Second Floor



Garage

Entrance Hall

Lounge

18' 1" x 11' 5" (5.51m x 3.48m)

Dining Room

13' 5" x 11' 3" (4.09m x 3.43m)

Kitchen

17' 11" x 11' (5.46m x 3.35m)

Cloakroom

First Floor Landing

Master Bedroom

13' 7" x 11' 3" (4.14m x 3.43m)

Ensuite

Bedroom Two

16' 5" x 11' 5" (5.00m x 3.48m)

Family Bathroom

Wc

Second Floor Landing

Bedroom Three

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom Four

13' 3" x 6' 9" (4.04m x 2.06m)

Garage

24' 2" x 10' 6" (7.37m x 3.20m)

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

Ovington Avenue, Bournemouth

- Characterful 1930's House
- Large 75ft South Facing Rear Garden
- Large 18ft lounge & seperate 13ft dining room
- 24ft detached garage and 55ft private driveway
- 18ft kitchen/breakfast room open plan to the dining room

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

guide price

£600,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108413



Property Ref:
WTN108413 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk