



**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 & separate 13ft dining room open-plan to a 18ft Kitchen/Breakfast, en-suite, a family bathroom & two WCs.

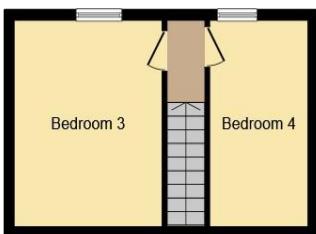




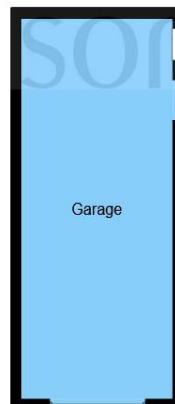
**Ground Floor**



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

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## Ovington Avenue, Bournemouth

- Characterful 1930's House
- Large 75ft South Facing Rear Garden
- Large 18ft lounge & separate 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**



**view this property online** [fox-and-sons.co.uk/Property/WTN108413](http://fox-and-sons.co.uk/Property/WTN108413)



Property Ref:  
WTN108413 - 0006

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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



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