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Bearwood
Bournemouth, Dorset, BH11 9SR

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FREEHOLD PRICE: £495,000

A well proportioned, immaculate three double bedroom, two reception room detached family home set on a generous size corner plot with garage and ample parking.

- Generous size entrance hall with storage cupboard and high quality laminate flooring which continues throughout the ground floor
- Large kitchen/diner with range of high gloss white units and complementary worktops, AEG double oven, five ring gas hob, Smeg free standing fridge, integrated dishwasher and multi fuel wood burning stove
- Cloakroom with wall mounted wash hand basin and WC
- Twin aspect sitting room with high quality laminate flooring and sliding patio doors opening onto the garden
- Separate snug set off the kitchen with French doors opening onto the garden
- Utility room with plumbing for washing machine and tumble dryer, worktop and stainless-steel sink, range of fitted high gloss white units and door to the garden
- Three double bedrooms set off a generous size landing with twin storage cupboards
- Twin aspect main bedroom with south facing balcony, walk in wardrobe and en suite shower room with shower cubicle and rain shower fitting, tiled floor, heating towel rail, wash hand basin set in a vanity unit and WC
- Family bathroom with double ended bath, wash hand basin set in a vanity unit, WC, heated towel rail and tiled floor
- South facing garden with shrub borders, summer house and snug area with access to private parking via double gates with garage (with power and light) and parking for several cars

Runnymede Avenue is a cul de sac location situated in Bearwood with local amenities close by, including a community centre, Co-op store and pharmacy, and a wonderful retail park close by on the Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately 6 miles distant.

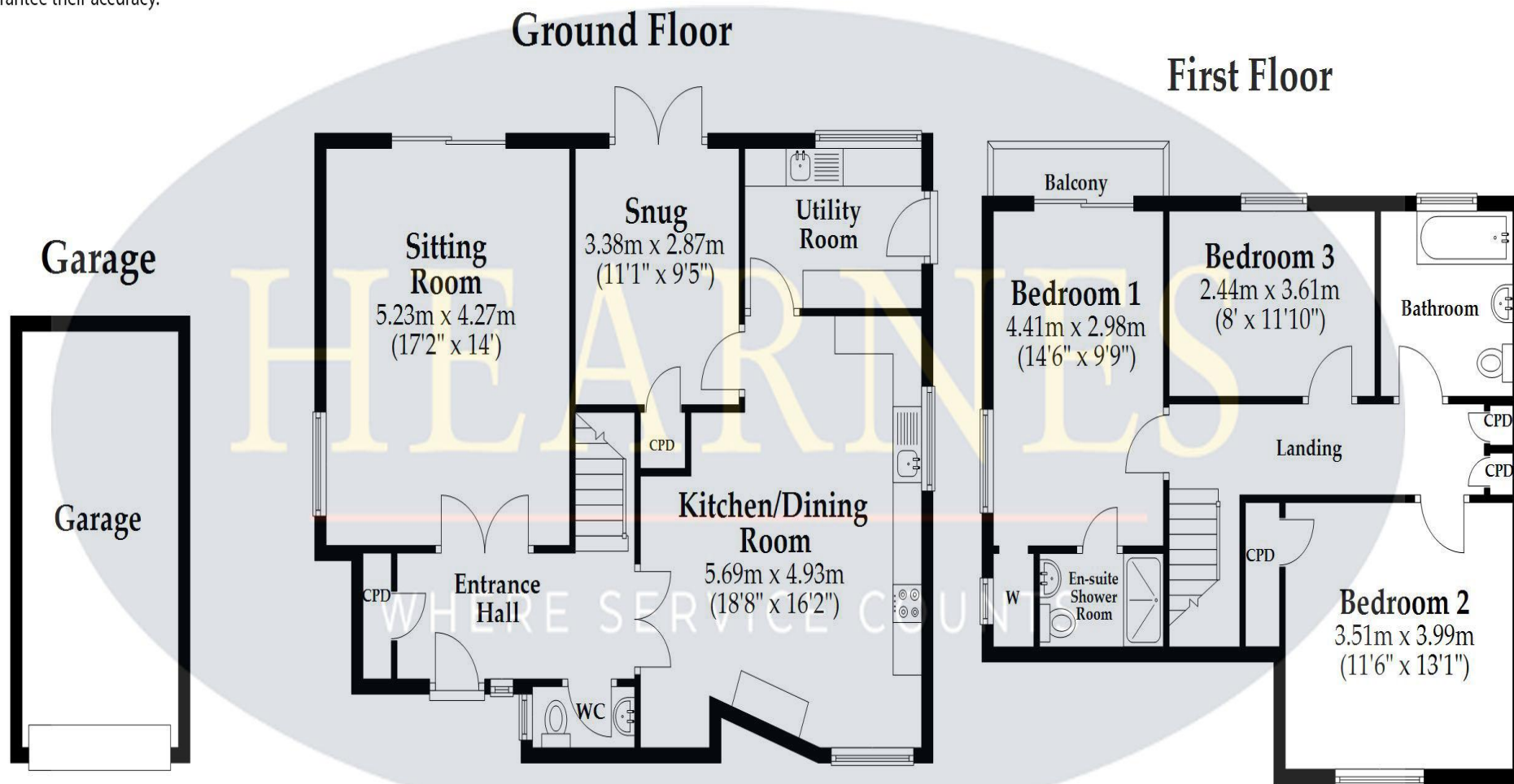
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





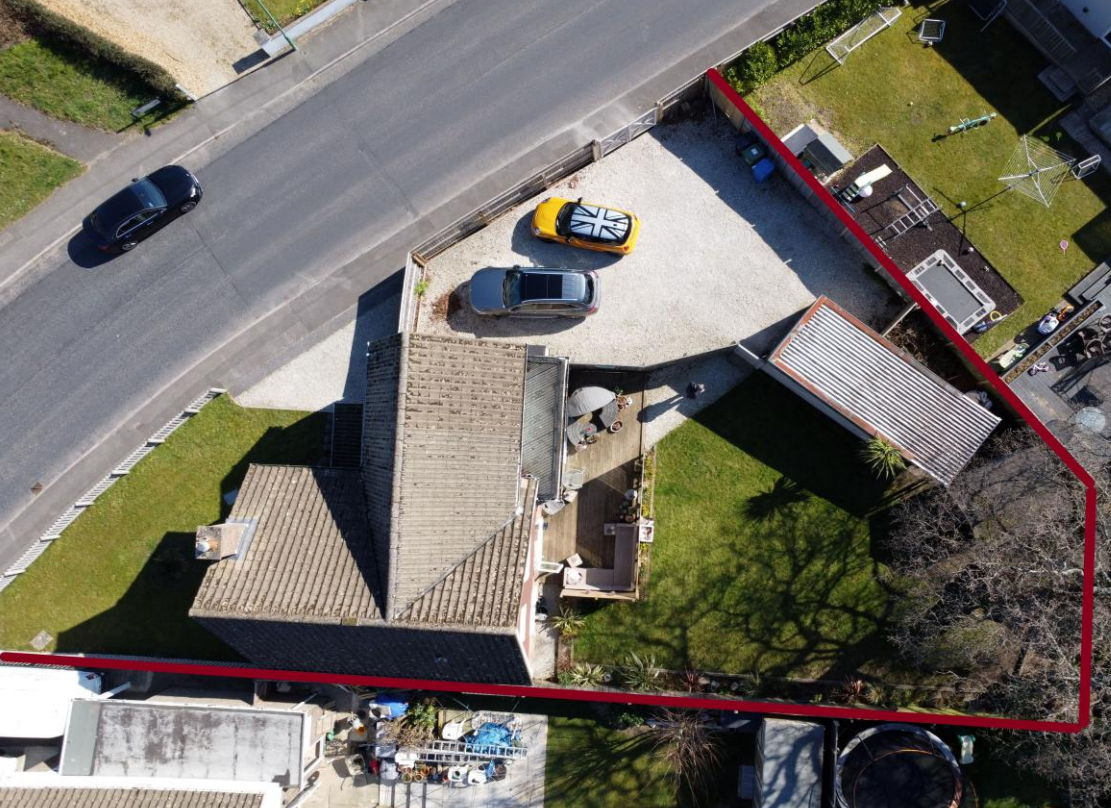
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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