



Corbin
& Co.



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Western Avenue, Bournemouth, Dorset

3 1 1

Asking Price £400,000



Corbin & Co would like to welcome you to a beautifully refurbished detached bungalow situated in the highly sought-after area of Ensbury Park, Bournemouth. This delightful property has been thoughtfully updated to provide a modern and comfortable living space, ideal for a variety of lifestyles.

Key Features:

Detached Bungalow: Offering privacy and a spacious layout.

Refurbished Throughout: Includes a new kitchen, bathroom, flooring, lighting, redecoration, and flat plastered ceilings.

Ample Off-Road Parking: A driveway running along the side of the property leads to a detached single garage. **Front Garden:** Walled with established flower bed borders, enhancing the property's curb appeal. **Interior:**

As you step into the inviting entrance hall, you will immediately appreciate the light and airy ambiance that flows throughout the bungalow. The entrance hall provides access to all the main accommodation areas.

Bedrooms:

Bedroom One: A spacious double room at the front of the property, featuring dual aspect windows and doors that open onto a charming covered area.

Bedroom Two: Another generously sized double room, also located at the front of the property and flooded in natural light from the box bay window.

Bedroom Three: This room overlooks the rear garden, providing a peaceful retreat.

Bathroom: The modern family bathroom is conveniently located to serve all three bedrooms, featuring contemporary fixtures and fittings.

Open Plan Lounge/Kitchen/Diner:

Lounge Area: Carpeted for comfort, this space is perfect for relaxation and flows seamlessly into the dining area. **Dining Area:** An excellent space for family meals and entertaining guests.

Kitchen: Brand new and designed with practicality in mind, the kitchen includes space for appliances and offers lovely views over the rear garden.

Conservatory: Providing additional accommodation, the conservatory is a wonderful spot to enjoy the garden views and can be used as a versatile living space.

Exterior:

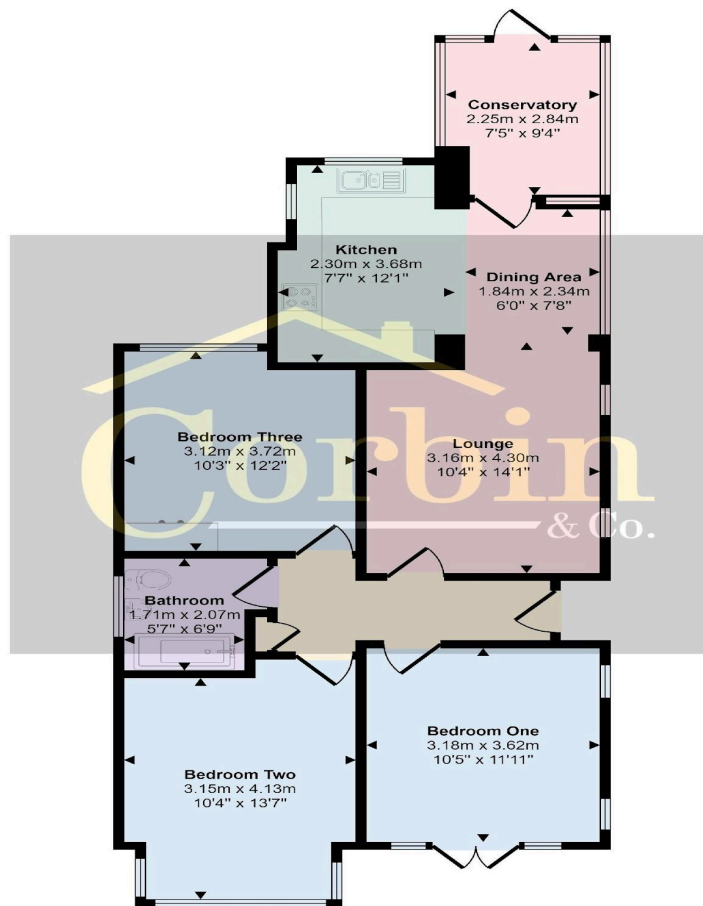
The rear gardens are a particular highlight of this property, predominantly laid to lawn and featuring a formal patio area that abuts the rear of the bungalow. This outdoor space is perfect for al fresco dining, gardening, or simply enjoying the tranquil surroundings.

This property is not just a house, but a home ready to welcome its new owners. With its comprehensive refurbishment and thoughtful layout, this property offers a comfortable and stylish living environment in a desirable location. Don't miss the opportunity to make this stunning bungalow your own. Contact us today on 01202 519761 to arrange a viewing.





Approx Gross Internal Area
82 sq m / 886 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4



01202 519761



Corbin & Co , 1567-1569 Wimborne Road, Bournemouth,
Dorset, BH10 7BB



sales@corbinandco.com

