



Bear Cross Avenue, Bournemouth, Dorset

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Asking Price £375,000



Corbin & Co are delighted to offer this beautifully presented three-bedroom detached bungalow, located on the sought-after Bear Cross Avenue in Bournemouth. The property boasts a low-maintenance frontage with a tarmac driveway, providing off-road parking and access to a single garage featuring an electric roller door for convenience.

As you approach, a storm porch shelters the entrance, offering protection from the elements. Upon entering, you are greeted by a welcoming hallway leading to all rooms. Two handy storage cupboards provide ample space for your belongings. At the front of the property, you will find two spacious double bedrooms along with a versatile single bedroom, all serviced by a well-appointed shower room.

Additionally, there is a practical utility room and a separate study, perfect for working from home or as an extra space for hobbies. The stylish kitchen, with its range of cream shaker-style units, overlooks the front of the property. To the rear, the generous lounge/diner is flooded with natural light thanks to sliding doors, a single door, and a large window that frame views of the garden.

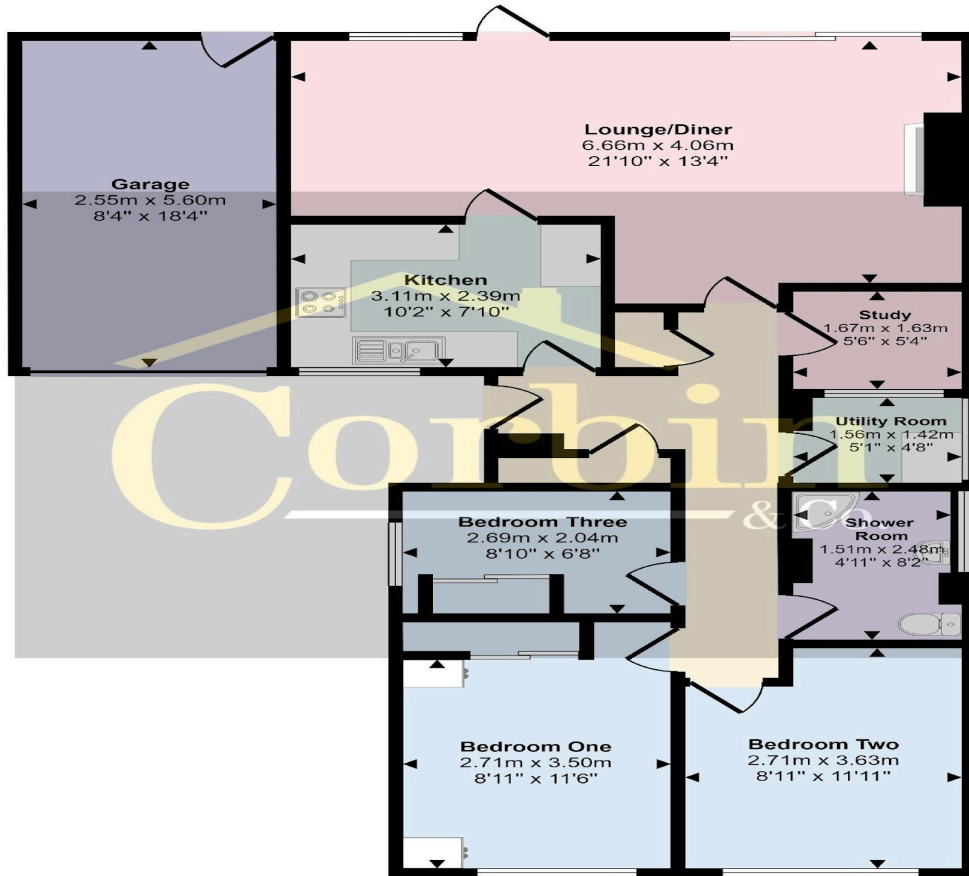
The rear garden offers an elevated decked area, perfect for outdoor dining or relaxing, with steps leading down to a well-maintained lawn bordered by established flower beds. The single garage can also be accessed from the garden via a personal door, providing added convenience. This charming bungalow offers a perfect blend of comfort and practicality in a peaceful residential location.

To book an appointment to view please call us on 01202 519761.





Approx Gross Internal Area
96 sq m / 1038 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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