

**FOR SALE**



**Holdenhurst Avenue**  
**Asking Price Of £549,500**

  
**MARTIN & CO**



## Holdenhurst Avenue

3 Bedrooms, 1 Bathroom

Asking Price Of £549,500

- NO CHAIN
- DETACHED HOUSE
- 14 SOLAR PHOTOVOLTAIC PANELS
- 3-DOUBLE BEDROOMS
- LARGE LIVING ROOM
- DINING ROOM
- CONSERVATORY

This impressive detached home has bags of kerb appeal and is ideally situated between Tuckton and Littledown.

This three double-bedroom residence is conveniently located near Bournemouth Hospital, JP Morgan, Southbourne shops and restaurants, and is just a five-minute drive from the beaches.

The property is within the catchment area for some of the top local schools, making it an ideal family home.

The front of the house features a beautifully landscaped area with flower beds and a generously sized driveway capable of accommodating multiple vehicles. There is also a large garage.



On the ground floor, you will find a dining room, a spacious lounge with French doors opening onto the garden and patio, a downstairs cloakroom with a toilet and sink, and a modern, fully fitted kitchen with ample space for white goods, leading to a large conservatory with direct access to the garden, workshop, and garage.

The property includes a workshop with water and electricity and a garden shed.

It benefits from 14 solar photovoltaic panels generating up to 3.5 kW of electricity and an electric vehicle charging point.

The rear garden, highlighted by a large cherry tree, features a well-maintained lawn surrounded by mature trees and shrubs.

The first floor comprises three double bedrooms and a family bathroom equipped with a bath, shower, toilet, sink, and a storage cupboard.

The main bedroom includes a five-door fitted wardrobe and a walk-in wardrobe. The second bedroom includes a four-door fitted wardrobe, while the third bedroom is currently used as an office.

Additionally, there is a floor-boarded attic accessible from the landing area.

The house is in excellent condition, fully carpeted except for the kitchen and bathrooms, which have vinyl flooring.



This property represents an excellent investment opportunity due to its prime location and its appeal as a desirable family home in a sought-after area of Bournemouth.

**Agent's notes:**

**Tenure - Freehold**

**Council Tax - E**

**All main utilities are connected**

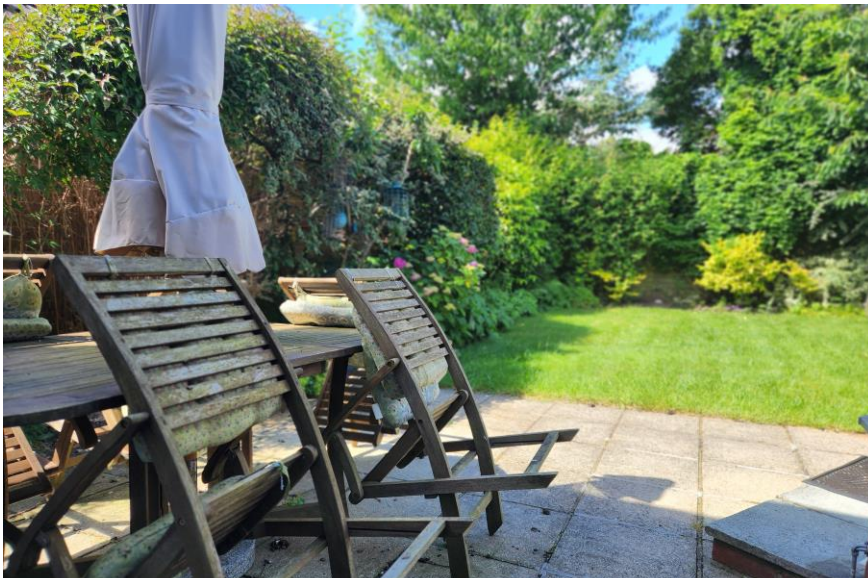
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Bournemouth

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