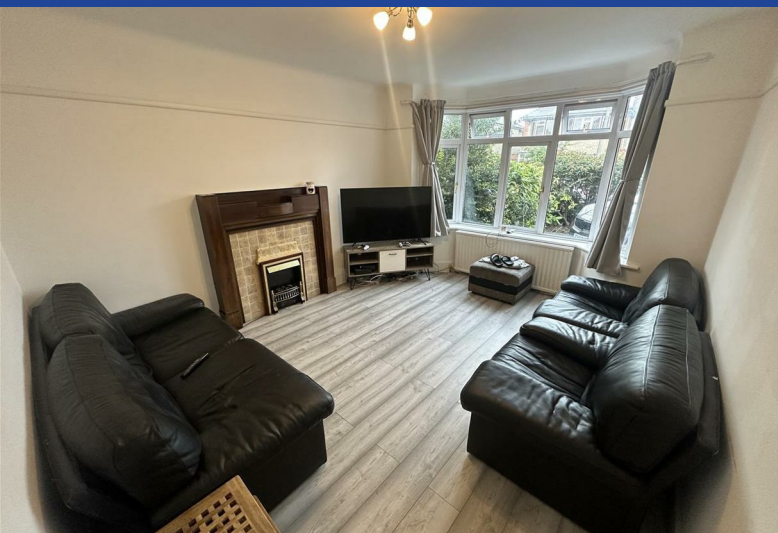




10 Victoria Avenue

Victoria Park, Bournemouth, BH9 2RN

£1,500 Per Month



Road Map



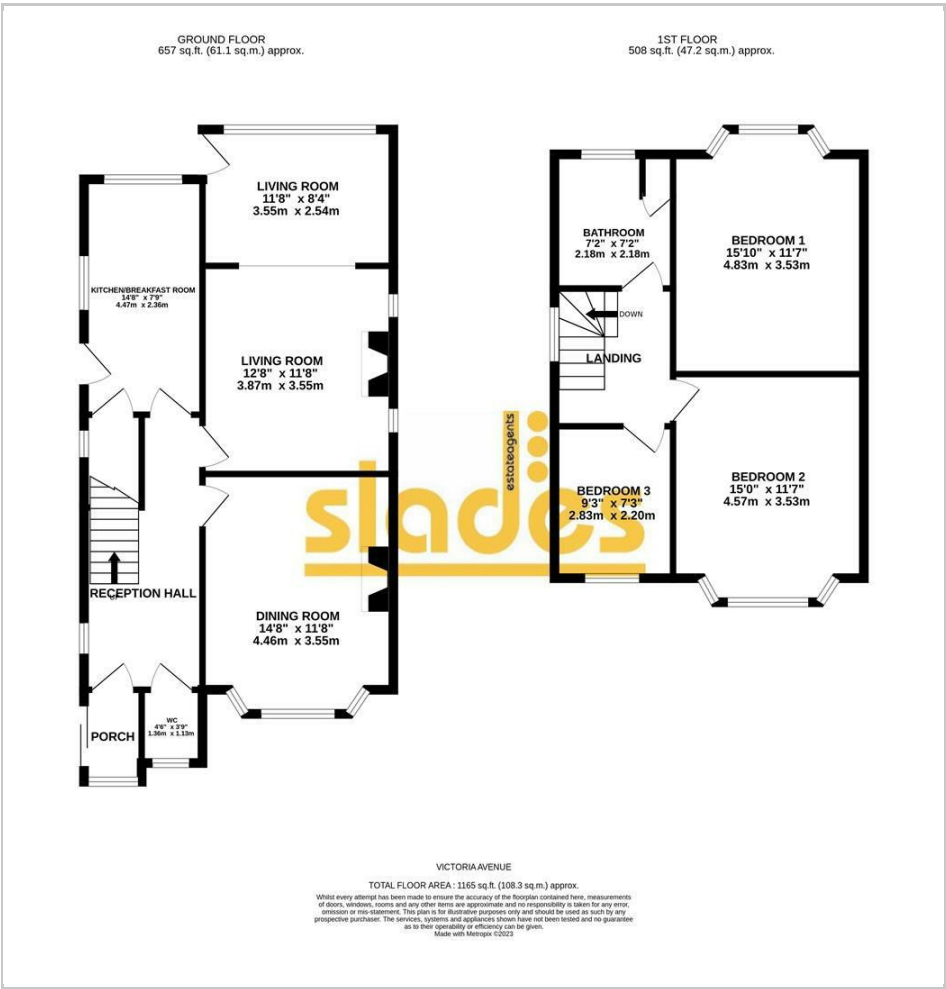
Hybrid Map



Terrain Map



Floor Plan



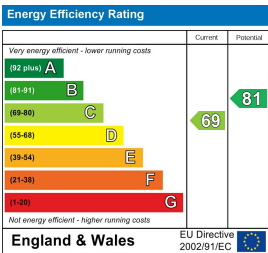
- AVAILABLE END OF NOVEMBER 2025
- SOUGHT AFTER POSITION
- UNFURNISHED
- GROUND FLOOR EXTENSION
- 2 RECEPTION ROOMS
- GOOD SIZED KITCHEN / BREAKFAST ROOM
- 3 GOOD SIZED BEDROOMS
- SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- DIRECT ACCESS TO BOURNEMOUTH POPPIES GROUND

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

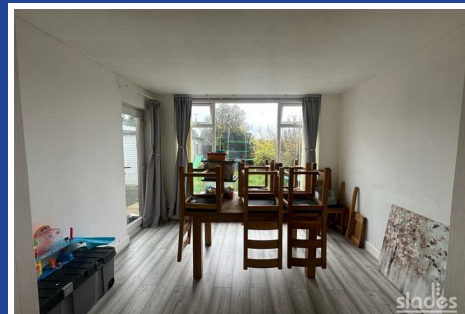
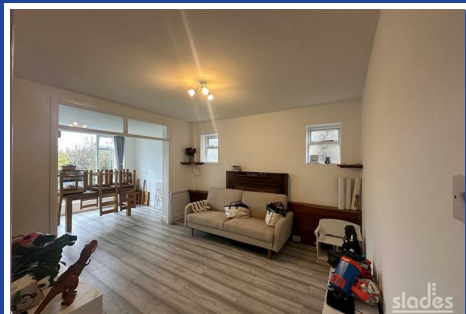


Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**An extended 3 bedroom detached family home within this highly sought after location of Victoria Park.
Available End of November 2025**



The accommodation with approximate room sizes comprises of a uPVC ENTRANCE PORCH with sliding doors and further half glazed original entrance door to the spacious

RECEPTION HALL

15'8 x 7'2 (4.78m x 2.18m)

with naturally coved ceiling and picture rail, pendant light, radiator and further frosted glazed uPVC window to the side elevation. Doors to

LIVING / DAY ROOM

12'8 x 11'8 & 11'8 x 8'4 (3.86m x 3.56m & 3.56m x 2.54m)

(overall with dining area approx 22'7 x 11'8 split into two areas) with pendant lighting, triple aspect with windows to the side and rear and a glazed uPVC casement door leading on to the patio and garden. Decorative wooden period style fireplace surround with tiled backplate and 'Living flame' electric fire.

DINING ROOM

14'5 x 11'8

with naturally coved ceiling to picture rail, central pendant light, radiator and period fireplace surround with tiled backplate. uPVC double glazed bay window to the front elevation.

KITCHEN/ BREAKFAST ROOM

14'8 x 7'9 (4.47m x 2.36m)

with ceiling light fittings, dual aspect uPVC double glazed windows to the rear and side elevations and half glazed uPVC trades door. Extensive range of matching wall and base level cabinets with rolled edge working surfaces and tile splashbacks incorporating a single drainer stainless steel sink with chrome mixer

tap. Built in eye level double oven and four burner gas hob. Space for automatic washing machine, tumble dryer, dishwasher and further space for under counter fridge. Useful under stairs / larder style cupboard also housing the electricity meter and consumer unit and a frosted glazed window to the side elevation.

DOWNSTAIRS CLOAK ROOM

with ceiling pendant light, wall heater, fully tiled walls and frosted glazed window to the front elevation. A coloured suite comprising of a low level WC and corner wash hand basin.

A staircase from the reception hall leads to the BRIGHT & SPACIOUS FIRST FLOOR LANDING with pendant lighting and further doors to

BEDROOM ONE

15'10 x 11'7 (4.83m x 3.53m)

with pendant lights, extensive range of fitted bedroom furniture with floor to ceiling wardrobes and dressing table and uPVC double glazed bay window with views directly across Bournemouth's Poppies football ground.

BEDROOM TWO

15' x 11'7 (4.57m x 3.53m)

with pendant lights, radiator, corner shower cubicle and uPVC double glazed bay window to the front elevation.

BEDROOM THREE

9'2 x 7'2 (2.79m x 2.18m)

with pendant light and uPVC double glazed window to the front elevation. Double width wardrobe with sliding doors.

SHOWER ROOM

(originally a bathroom) having fully tiled walls and modern white shower suite with large walk in shower tray & sliding glazed door with thermostatically controlled shower valve. Close couple WC and pedestal wash hand basin with chrome quarter taps. Light shaver point and frosted glazed uPVC window to the rear elevation. Full height fitted airing cupboard housing the modern 'Ideal' gas combination boiler with adjacent programming controls, convection radiator.

OUTSIDE

There is AMPLE OFF ROAD PARKING on the forecourt together with a driveway that leads alongside the property through a pair of timber gates to the rear. The rear garden is a particular feature of the property having a large DETACHED (DOUBLE) TANDEM GARAGE with an up and over door and two uPVC windows overlooking the garden. Power and lighting is provided. There is a good sized lawned garden area with hardstanding patio area to the far end all being fully enclosed by panel fencing and established shrubs and there is a gate on to Bournemouth Poppies football ground.

