



Greystoke Avenue

Bournemouth, BH11 9NL

£350,000

- Two Double Bedrooms
- Dual Aspect Living/Dining Room
- Kitchen
- Bathroom and Separate WC
- Easy Reach of Local Shops, Bus Routes and Facilities
- Resin Driveway Providing Ample Off Road Parking
- Well Kept Gardens
- Vacant Possession



HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this detached bungalow which occupies a level plot in a residential Avenue. The accommodation comprises living/dining room, entrance porch, kitchen, two double bedrooms, bathroom and separate WC. Externally, there is a front and westerly aspect rear gardens and resin driveway to a detached garage. The property would now benefit from a degree of modernisation although has been well kept. Local shops, facilities and regular bus routes are all within close proximity. The property is offered with vacant possession and no forward chain.

ENTRANCE

UPVC double glazed front door with matching side panels to entrance porch.

ENTRANCE PORCH

UPVC double glazed window to side. Wooden and glazed door to entrance hall.

ENTRANCE HALL

Hatch to loft. Wall mounted thermostat, cupboard housing gas fired Baxi boiler serving central heating and hot water, radiator, slatted shelves and meter cupboard.

LIVING/DINING ROOM

19' 5" x 10' 5" (5.92m x 3.18m)

Two radiators. UPVC double glazed window to front, UPVC double glazed patio doors to rear garden. Tiled fireplace.

KITCHEN

12' 1" x 8' 4" (3.68m x 2.54m)

Single bowl single drainer sink unit with cupboards and drawers beneath, space for gas cooker, range of matching wall mounted units, further roll top work surfaces with space and plumbing for washing machine and fridge/freezer, under pelmet lighting, radiator, fully tiled walls. UPVC double glazed door and window overlooking rear garden. Recessed downlighters.

BEDROOM ONE

13' 5" into bay and wardrobe" x 11' 5" (4.09m x 3.48m)

UPVC double glazed bay window to front, radiator, range of floor to ceiling built in wardrobes with matching side drawers and overhead boxes. Recessed downlighters. Radiator.

BEDROOM TWO

10' 5 into wardrobe" x 9' 5 to wardrobe front" (3.18m x 2.87m)

Range of fitted floor to ceiling wardrobes. UPVC double glazed window overlooking rear garden. Radiator.

BATHROOM

Suite comprises panelled bath, pedestal wash hand basin, fully tiled walls, UPVC double glazed window to rear, heated towel rail/radiator and medicine cabinet.

SEPARATE WC

Low level WC, fully tiled. UPVC double glazed frosted window to rear.

REAR GARDEN

Westerly aspect. Patio abuts property with shallow flower borders, mainly laid to lawn, various shrubs and trees, enclosed by fencing, outside tap, gate provides access to driveway and garage.

DETACHED GARAGE

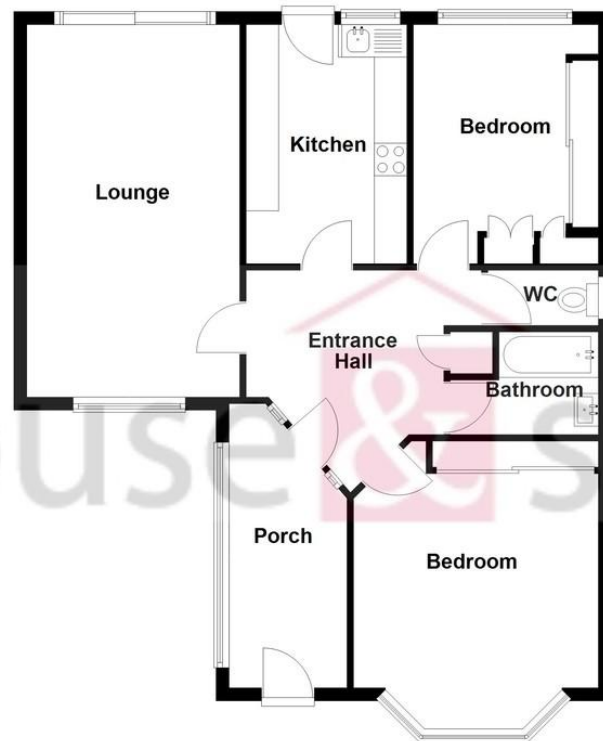
Electric roll up and over door. Window to side. Pitched roof.

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders, low level boundary wall. Brick edge driveway provided access to garage.



Ground Floor



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Cymraeg](#)

Energy performance certificate (EPC)

13 Greyhound Avenue BOURNEMOUTH BH11 9RL	Energy rating D	Valid until 21 May 2035
		Certificate number 2320-3050-6205-6355-6204

Property type	Detached bungalow
Total floor area	69 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements