





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.

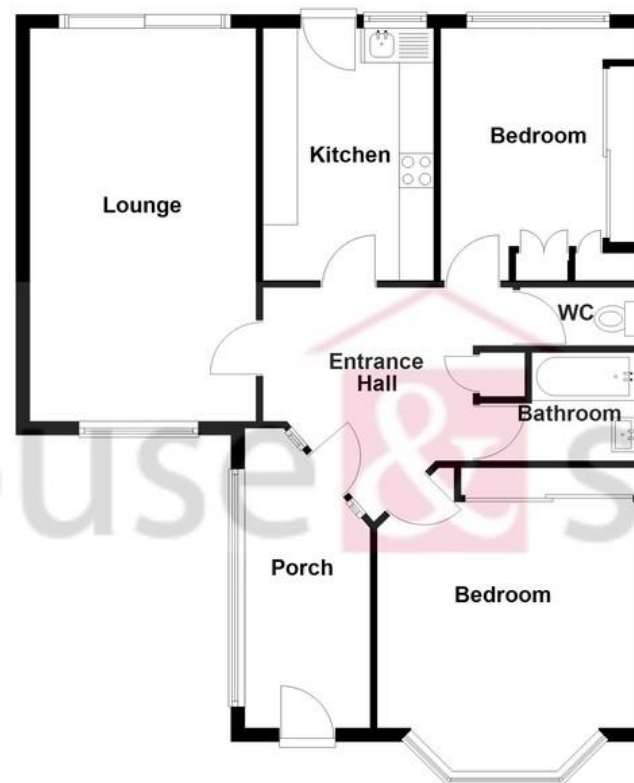
SEPARATE WC

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

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

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.







DISCLAIMER

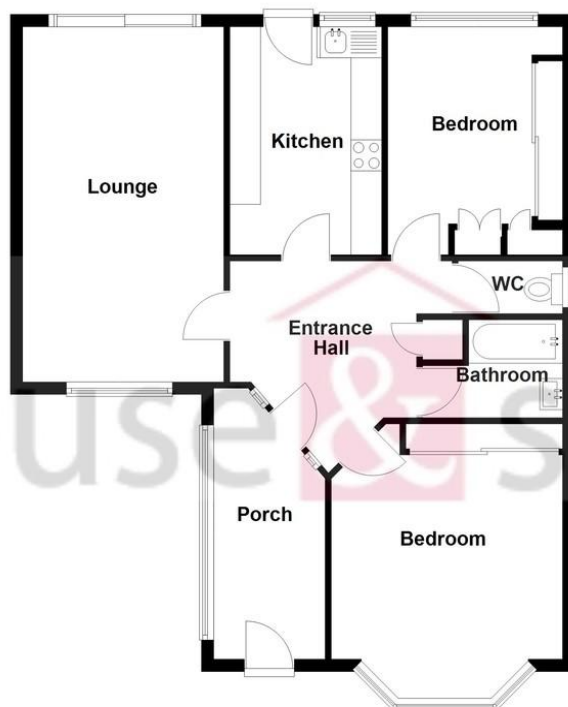
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Ground Floor



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Plan produced using PlanUp.

English | [Cymraeg](#)

Energy performance certificate (EPC)

13 Greystoke Avenue BOURNEMOUTH BH11 9NL	Energy rating	Valid until: 21 May 2035
	D	Certificate number: 2320-3050-5205-5355-6204

Property type

Detached bungalow