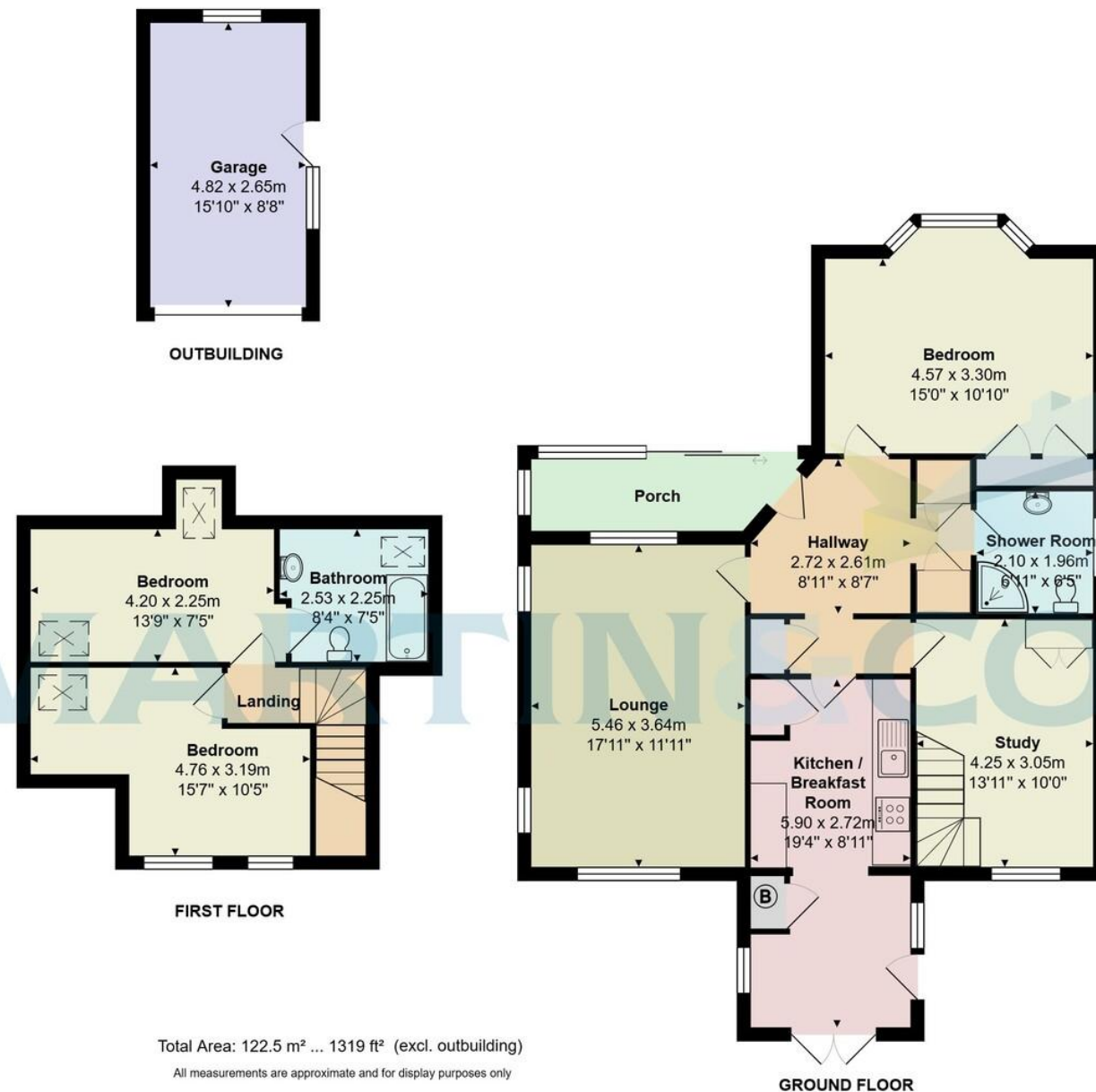


Property Location Littledown, Bournemouth

Harewood Avenue is a popular and well-established residential road in the BH7 area of Bournemouth, characterised by attractive tree-lined surroundings and a varied selection of predominantly family homes. The road provides convenient access to Christchurch Road, Littledown and Queens Park, while Bournemouth town centre, beaches and wider transport links are readily accessible.



Harewood Avenue, Bournemouth

Asking Price Of £525,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Key features:

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Sought After Location
- Entrance Porch
- Driveway
- Garage
- Deceptively Spacious
- Scope To Extend
- STPP
- Double Glazed
- Large Plot

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Tucked away in a sought-after and well-established residential area, this charming three/four bedroom bungalow offers a rare opportunity to acquire a home that has been lovingly maintained and enjoyed by the same owner for over 30 years. The property exudes a sense of warmth and longevity, providing a solid foundation for its next chapter.

Set on a generous plot, the bungalow benefits from a private driveway and a garage, ensuring ample off-road parking and practical storage. The surrounding area is highly regarded for its convenience and community feel, making it an ideal setting for families, downsizers, or those seeking a quiet yet well-connected location.

Internally, the accommodation is versatile and well-proportioned, with the flexibility to configure the layout as either three or four bedrooms depending on individual needs. The existing space is comfortable and inviting, while also presenting an exciting opportunity for modernisation or reconfiguration.

One of the standout features of this property is the significant scope to extend, subject to the necessary planning permissions. Whether you are looking to create a larger open-plan living space, add additional bedrooms, or enhance the overall footprint, the potential here is clear and compelling.

This is a home that combines immediate liveability with long-term opportunity, set in a desirable location where properties of this nature are rarely available.

Agent's Notes:

Tenure: Freehold

Council Tax Band: E | EPC: D

Parking: Yes

Garage: Yes

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

