

Property Location Bearwood, Bournemouth

Bearwood is a popular, established residential area situated in the north-west of Bournemouth, close to the boundary with Poole and Canford Magna. It is particularly attractive to families and buyers looking for a quieter suburban setting while remaining within convenient reach of Bournemouth and Poole. Bearwood benefits from bus connections towards Bournemouth, Poole, Wimborne, Merley and Castlepoint Shopping Centre, making it reasonably well connected without being in the middle of a busy town centre.



Area: 74.2 m² ... 799 ft² (excl. outbuildings)

All measurements are approximate and for display purposes only



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.



Coniston Avenue, Bournemouth

Asking Price Of £350,000

Martin & Co Bournemouth

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Key features:

- Chain Free
- Detached Bungalow
- Private Garage
- Large Driveway
- Double Bedrooms
- Separate Kitchen
- Conservatory
- Summer House/Office
- Rear Garden
- Garden Shed & Patio
- Entrance Porch
- Gas Central Heating
- Ideal First Time Buyer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	87 B



Why you'll like it

Situated in the convenient and popular residential area of Bear Cross, Bournemouth, this detached bungalow presents an excellent opportunity for a first-time buyer seeking a comfortable and practical home with generous outside space and useful additional accommodation.

The property is approached via an entrance porch, leading into a spacious hallway which provides access to the principal rooms. The accommodation includes a generous living room together with two double bedrooms. The separate kitchen is complemented by a connected conservatory, providing additional flexible living space and a pleasant link to the rear garden. A family shower room serves the main accommodation, while gas central heating provides comfort throughout the property.

Externally, the property offers particularly generous parking, with a very large driveway providing extensive off-road parking, in addition to a garage. The rear garden provides a good degree of privacy and includes a patio area, garden shed and a useful summer house/office, providing a practical space for home working, hobbies or additional recreational use.

The combination of a detached bungalow, two double bedrooms, substantial driveway, garage, rear garden and versatile summer house/office makes this an appealing property for a range of buyers. Its convenient Bear Cross location further enhances its practicality, with local amenities, transport links and everyday facilities within easy reach.

Offered for sale with no forward chain, this well-presented bungalow provides an excellent opportunity for a first-time buyer or purchaser looking to downsize to a manageable single-storey home with generous parking and versatile outside accommodation.

Agent's Notes:

Tenure: Freehold

Council Tax Band: C | EPC: C

Driveway and Garage

All mains 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.

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