



Estate Agents



Auctioneers

Walkwood Avenue, Littledown, Bournemouth, BH7 7JR

Guide Price £405,000 – Freehold

**Three Bedroom Semi-Detached Home | Spacious Lounge / Diner | Modern Kitchen | Rear Extension
Family Bathroom With Separate W.C | Integral Garage | Porch | Driveway Parking | Excellent Residential Location
Easy Access To Local Shopping Districts | Short Drive To Award Winning Beaches | No Onward Chain | Freehold**

Beautifully Presented Three Double Bedroom Semi-Detached Home – Walkwood Avenue, Bournemouth. This attractive and well-maintained semi-detached home on Walkwood Avenue offers modern living with comfort and style. Built in 1987 and thoughtfully extended, the property features three double bedrooms and provides around 990 square feet of well-designed accommodation. Perfect for families or anyone seeking extra space, it enjoys a desirable location in Bournemouth.

Upon entering through the modern UPVC front door, you are welcomed into a bright entrance porch with wood-effect flooring and a side window. The spacious lounge and dining area provides the perfect setting for both everyday living and entertaining, featuring smooth plastered walls, a large storage cupboard, and stairs leading to the first floor. An archway opens through to the dining area, which connects via UPVC double doors to the rear extension. The modern kitchen offers a practical and stylish workspace with stone-effect work surfaces, tiled splashbacks, and a stainless steel sink with mixer tap. Integrated appliances include an under-counter fridge, freezer, washing machine, and half-size dishwasher, along with a ceramic hob, stainless steel splashback, and cooker hood. A UPVC door provides access to the rear extension and garden. The extension itself is a bright and versatile space, featuring tiled flooring, smooth ceilings, and French-style doors leading directly out to the sunny rear garden, perfect for family gatherings or relaxing in the warmer months.

Upstairs, the landing provides access to three spacious double bedrooms, all beautifully presented. The master bedroom includes fitted mirrored wardrobes and ample space for additional furniture. The second and third bedrooms are also generous in size, offering flexibility for use as guest rooms or a home office. The modern bathroom is finished to a high standard, featuring a large corner shower, separate bath, hand basin, heated towel rail, and LED lighting. A separate WC with a matching modern suite completes the first-floor accommodation.

Externally, the property benefits from a low-maintenance front area laid to hardstanding, providing off-road parking for two to three vehicles, along with access to a single garage with an up-and-over door. The private rear garden enjoys a southerly aspect and features a paved patio seating area and artificial lawn, enclosed by 5–6ft fencing for privacy and security. With no onward chain, this home is ready to move into and enjoy immediately. Situated in a popular and friendly residential area close to local amenities, schools, and the stunning Bournemouth coastline, this is an excellent opportunity to purchase a beautifully presented family home in a sought-after location.

Tenure: Freehold

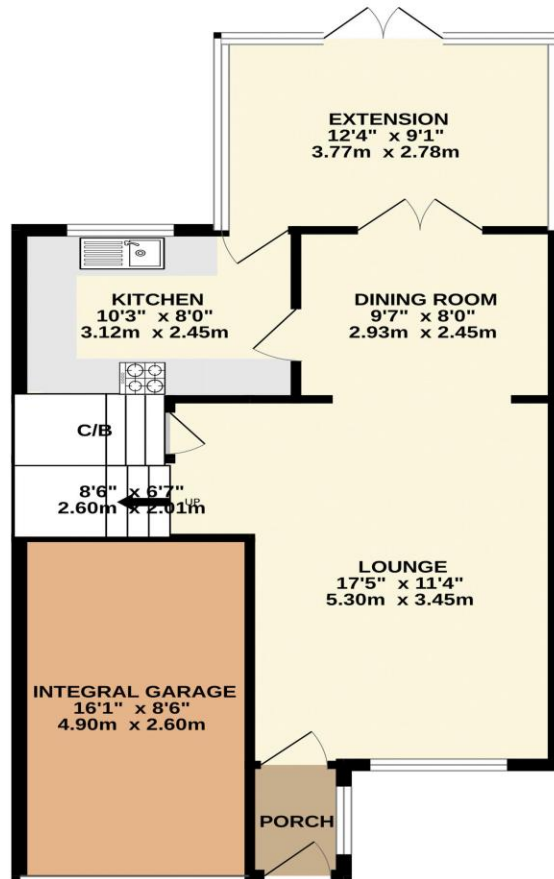
Council Tax Banding: D

EPC Rating: 71 | C

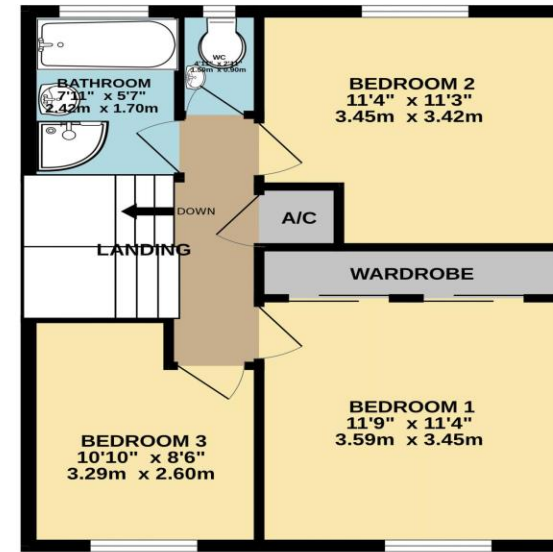




GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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