slades estateagents

121 Runnymede Avenue

Bearwood, Bournemouth, BH11 9SN

Offers In Excess Of £380,000

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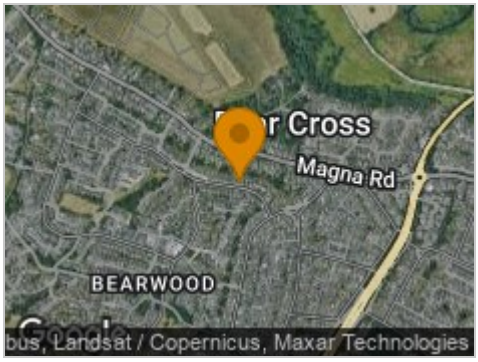
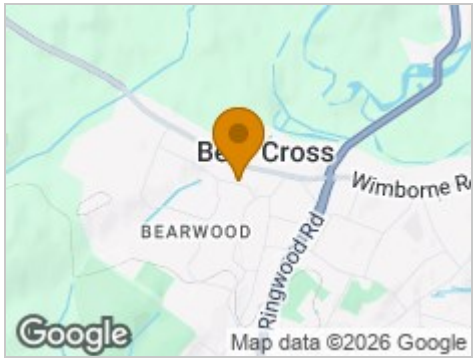
Road Map

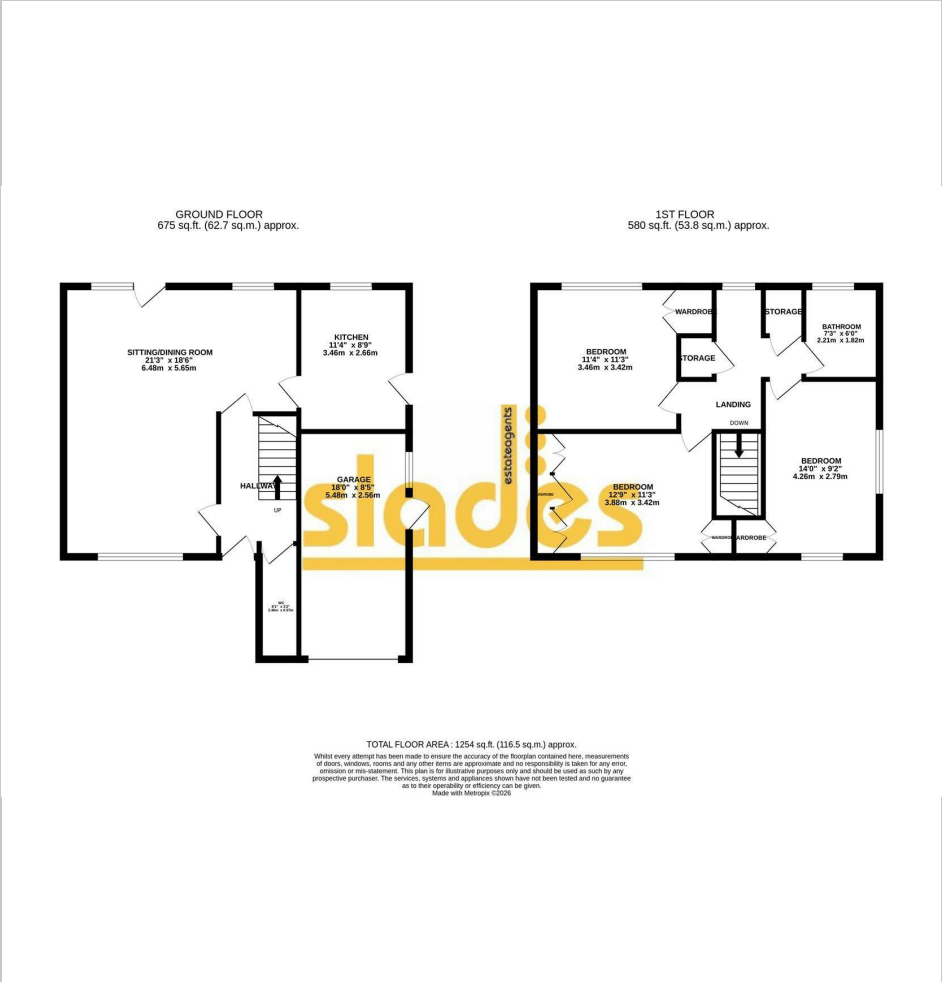
Hybrid Map



Terrain Map



Floor Plan

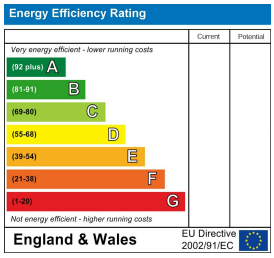


- DETACHED FAMILY HOME
- ENTRANCE HALL
- SPACIOUS LOUNGE/ DINING ROOM
- KITCHEN
- CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE
- GOOD SIZED REAR GARDEN
- NO CHAIN

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

**** NO FORWARD CHAIN ** A spacious detached 3 bedroom family home within this sought after modern estate.**

The accommodation with approximate room sizes comprises of a feature canopied entrance with decoratively glazed uPVC door leading to

ENTRANCE HALL

with coved and textured ceiling, pendant light, radiator, understairs storage space and doors to

CLOAKROOM

with textured ceiling and light fitting, convection radiator, frosted glazed uPVC window to the side elevation and low level suite comprising of a low level WC and wall hung hand wash basin with chrome taps. Further cloaks hanging space.

L SHAPED LOUNGE / DINING ROOM

with coved and textured ceiling and three light fittings. Three radiators. Dual aspect uPVC double glazed windows to both the front and rear elevations. Fully glazed uPVC casement door onto the rear patio and garden beyond. Stone built fireplace surround with display areas and fitted 'Living Flame' gas fire. Adjoining door to

KITCHEN

having a coved and textured ceiling and two light fittings. Extensive range of solid wood wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer taps. Four burner gas hob with built in extractor hood over and under counter 'Neff' oven. Space and plumbing for washing machine and tumble dryer, small breakfast bar area and tall larder style cabinet. Fully glazed frosted uPVC trades door to the side elevation.

From the entrance hall the staircase leads to the bright and spacious first floor landing with radiator and uPVC double glazed window to the rear elevation. Airing cupboard housing the factory lagged hot water cylinder with immersion heater and ample space for airing. Boiler cupboard housing the wall hung 'Glowworm' gas central heating boiler and further storage. Doors to

BEDROOM ONE

with coved and texture ceiling and pendant light, radiator. Extensive range of full height fitted bedroom furniture including dressing table, wardrobes, bedside tables and headboard. uPVC double glazed window to the front elevation.

BEDROOM TWO

having a coved and texture ceiling with central pendant light, radiator. Recessed double width wardrobe with both hanging and shelving space and large uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

having a coved and textured ceiling with light, radiator. Dual aspect uPVC double glazed windows to the front and side elevations and recessed double width wardrobes providing both hanging and shelving space.

FAMILY BATHROOM

having a coved and textured ceiling and inset spotlights, fully tiled walls with a dado style tile and ceramic tiled floor. Chrome heated towel rail. Modern suite comprising of an enclosed cistern WC. Built in sink unit with chrome monoblock tap over and large walk in shower cubicle with glazed screen and wall

integrated thermostatically controlled shower. Extractor unit and frosted glazed uPVC window to the rear elevation.

OUTSIDE

The property benefits from a good frontage on to Runnymead Avenue with the driveway laid to block paviour providing AMPLE OFF ROADPARKING and access to the IINTEGRAL GARAGE. The remainder of the front garden is laid for low maintenance with established flower and shrubs.
The rear garden is a particular feature of the property with a good sized patio area immediately abutting the living room. The reminder of the garden is predominately laid to lawn with established flower and shrub boarders and fully enclosed by a mixture of panel and close board fencing. Garden shed.

TENURE

We are advised the property is FREEHOLD