

16 Brownsea View Ave

Lilliput
Poole, Dorset
BH14 8LQ



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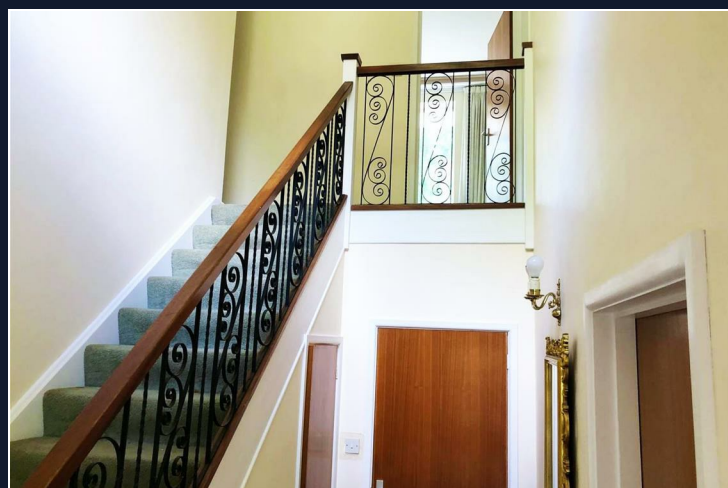
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Guide price £750,000

A 3 bedroom detached house with huge renovation potential positioned on the sought after Brownsea View Avenue. This is a rare opportunity to acquire a property in need of full refurbishment – ideal for buyers looking to create a bespoke home in a peaceful and prestigious location.

Summary of Accommodation

- Three well-proportioned bedrooms
- Spacious lounge/dining area
- Separate kitchen
- Family bathroom and downstairs wc
- Large integral garage
- Generous terrace
- Excellent-sized rear garden with fantastic potential
- Off-road parking to the front
- Quiet, desirable residential location
- No forward chain





The accommodation is generously proportioned and includes a spacious lounge/dining area, separate kitchen, downstairs wc, integral garage, three bedrooms, a family bathroom, a large terrace and a substantial rear garden.

Externally, the property features off-road parking at the front. The rear garden offers excellent scope for landscaping or extension (subject to planning).

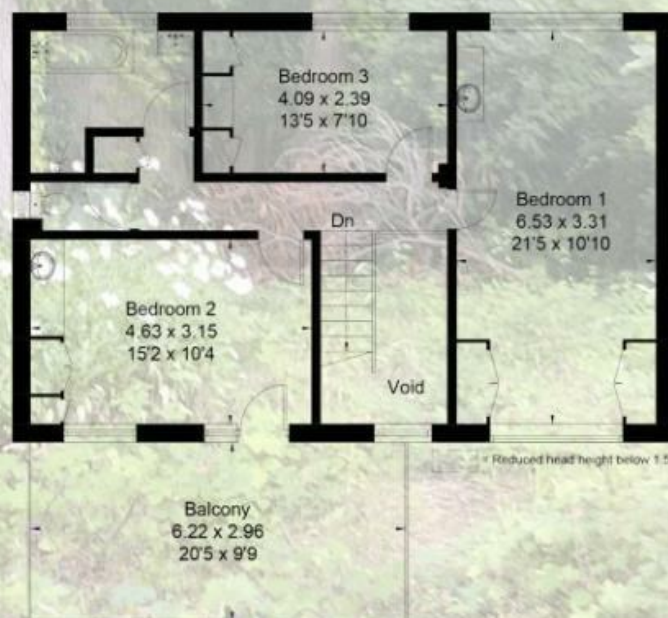
Offered with no forward chain, this property presents an exciting chance to create a bespoke family home in one of the area's most sought-after roads.

A truly exciting project in one of Poole's most desirable areas – viewings are highly recommended to fully appreciate what's on offer.





Ground Floor



First Floor

Approximate Area = 119.2 sq m / 1283 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 146.7 sq m / 1579 sq ft (Excluding Void)
 Including Limited Use Area (1.7 sq m / 18 sq ft)
 For identification only. Not to scale.

Lloyds Property Group

PROPERTY NAME

16 Brownsea View Ave

LOCATION

BH14 8LQ

TOTAL FLOOR AREA

1579.00 sq ft

COUNCIL TAX

Band F BCP Council (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3649

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale