



Connells

Moore Avenue
Bournemouth



Property Description

Nestled in a desirable residential area, this charming three-bedroom end of terrace home offers a wonderful combination of space, practicality, and potential. Benefiting from off-road parking, a detached garage, and an additional outbuilding, this property is ideal for families, first-time buyers, or those seeking extra storage or workspace.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living room, a well-proportioned kitchen/dining area, and convenient access to the rear garden. Upstairs, there are two generous double bedrooms and a third single bedroom, perfect for a child's room, home office, or dressing room.

Outside, the property boasts a good-sized rear garden, ideal for outdoor entertaining, with the detached garage and outbuilding offering excellent versatility-whether for storage, a workshop, or a home gym.

Further benefits include off-road parking to the front, double glazing, and a quiet yet convenient location close to local amenities, schools, and transport links.

This well-presented home provides a fantastic opportunity to move into a comfortable, well-equipped property with plenty of scope to make it your own.

Entrance Porch

Entrance Hall

Wooden effect flooring with radiator, doors to downstairs rooms and stairs to first floor.

Kitchen

11' 4" x 10' 8" (3.45m x 3.25m)
Wooden effect flooring with rear aspect Triple glazed window, a range of wall and base units, 4 ring gas hob with splashback,

stainless steel sink with drainer and mixer tap, eye level double oven, integrated fridge/freezer, housed wall mounted boiler, two storage cupboards and undercounter lighting.

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)
Wooden effect flooring with front aspect triple glazed bay window, TV and telephone point, storage cupboards, radiator and feature fireplace with mantle.

Dining Room

Wooden effect flooring with triple glazed rear aspect triple glazed window and built in storage cupboard.

Wc

Rear aspect triple glazed obscured window, low level WC, hand wash basin and radiator.

Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m)
Carpeted with front aspect triple glazed window, built in dressing table and wall mounted storage cupboards over and built in wardrobes with sliding doors, TV point and radiator.

Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)
Wooden effect flooring with rear aspect triple glazed window and radiator.

Bedroom 3

11' 4" x 6' 5" (3.45m x 1.96m)
Wooden effect flooring with front aspect triple glazed window, wall mounted storage cupboards over bed, TV point and radiator,

Bathroom

Rear aspect triple glazed obscured window, part tiled walls, low level WC, hand wash basin with storage cupboard below and mirrored vanity unit over, panel bath with glass shower screen and radiator.

Front Garden

Hardstanding driveway, part laid to lawn enclosed with fencing and direct side access to the rear garden and garage.

Back Garden

Enclosed rear garden, part laid to lawn and part patio with a range of mature trees and summer house.

Summerhouse

Fully insulated summerhouse with window and door, power and lighting.

Garage

Single garage with up and over door, power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax Band: B

view this property online connells.co.uk/Property/WIN307593

Tenure: Freehold



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307593 - 0013