

180, Bear Cross Avenue, Bournemouth, BH11 9PA



Property overview

Guide Price £485,000

A well-presented four double bedroom detached bungalow in the popular Bear Cross Avenue, Bear Cross, Bournemouth.

Convenient for prestigious nursery, primary, and academy schools, popular shops/amenities of Turbary Retail Park (1.3 miles), close proximity to bus routes servicing Bournemouth & Poole, Tower Park (2.9 miles), as well as travel routes to further afield with Wimborne Minster (4.5 miles) and Bournemouth (5.3 miles).

The accommodation offers an entrance porch, an entrance lobby with WC, an open plan kitchen/breakfast/dining room, a lounge and a conservatory in the front section.

At the back, there is an inner hallway, four double bedrooms, a wet room, a bathroom, and a utility lobby. Externally, there's a southerly-facing patio/garden with a storage shed and outbuilding.

The property also benefits from driveway parking for several vehicles, UPVC double glazing, and gas-fired central heating.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Front garden section, block paved driveway providing parking for multiple vehicles, side gate to side/rear external, steps and composite front door to:

Entrance Porch: 8' 3" x 4' 0" (2.51m x 1.22m)

Light point, hanging space for coats, low-level cupboard housing (gas meter), door to:

Entrance Lobby: 8' 9" x 6' 11" (2.66m x 2.11m)

Smoke alarm, radiator, doors to accommodation and double doors to:

W.C.: 5' 9" x 2' 10" (1.75m x 0.86m)

Ceiling mounted extractor fan, wash hand basin with storage below, WC.

Lounge: 18' 1" max x 12' 4" max (5.51m x 3.76m)

Log burner, radiator, door to hallway and French doors to:

Conservatory: 13' 2" x 11' 6" (4.01m x 3.50m)

Polycarbonate roof, UPVC double glazed windows to side and rear aspects, dwarf wall, radiator, French door to garden.

Open Plan Kitchen/Breakfast/Diner: Overall: 17' 2" max x 16' 9" max (5.23m x 5.10m)

Kitchen Area: 11' 0" x 8' 3" (3.35m x 2.51m)

Spotlights, space for full sized fridge/freezer, window to front aspect, range of base level units, work surfaces, shelving, integrated dishwasher, Belfast sink, range cooker.

Breakfast/Dining Area: 16' 8" x 11' 0" (5.08m x 3.35m)

Spotlights, hatch to loft (boarded), bifold doors to garden, radiator, breakfast bar, sliding door to:

Larder: 4' 9" x 3' 0" (1.45m x 0.91m)

Light point, Shelving providing storage, consumer unit.

Inner Hall: 20' 2" max x 12' 5" max (6.14m x 3.78m)

Hatch to loft (boarded), radiator, HIVE thermostat control panel, window to side aspect, doors to accommodation, doors to two storage cupboards:

Cupboard One: 2' 9" x 2' 2" (0.84m x 0.66m)

Slatted shelving, providing storage.

Cupboard Two: 2' 8" x 2' 1" (0.81m x 0.63m)

Shelving and hanging space providing storage.

Utility Lobby: 5' 9" x 5' 5" (1.75m x 1.65m)

Built-in storage and worktop with space below for a washing machine, obscured glazed door to the side path.

Bedroom One: 14' 9" x 8' 10" (4.49m x 2.69m)

Window to rear aspect, radiator.

Bedroom Two: 10' 6" x 10' 1" (3.20m x 3.07m)

Window to front aspect, radiator.

Bedroom Three: 10' 6" x 7' 7" (3.20m x 2.31m)

(Currently Dressing Room) - Window to front aspect, radiator, built-in shelving/hanging space providing storage.

Bedroom Four: 10' 0" x 8' 10" (3.05m x 2.69m)

Spotlights, Window to side aspect, radiator, door to built-in cupboard housing Worcester gas-fired combination boiler.

Bathroom: 8' 2" x 5' 5" (2.49m x 1.65m)

Spotlights, obscured window to side aspect, part tiled walls; pedestal wash hand basin, freestanding bath with mixer tap and handheld attachment over, ladder style towel radiator, WC.

Shower/Wet Room:

Spotlights, fully tiled walls and floor, obscured window to side aspect, walk-in shower with mixer shower controls and handheld attachment over, WC, wash hand basin with shelving below, ladder-style towel radiator.

Rear/Side External:

Southerly facing, enclosed by fence and foliage, laid to block paved, concrete and grass, outside tap, timber-framed side lean-to, side gate to front, sliding glass door to:

Outbuilding:

Timber framed, power and light, glazing to garden, separated into two sections. Currently used as a 'Man Cave'/Storage.

Section One: 12' 6" x 9' 7" (3.81m x 2.92m)

Section Two: 12' 6" x 9' 1" (3.81m x 2.77m)

Photography

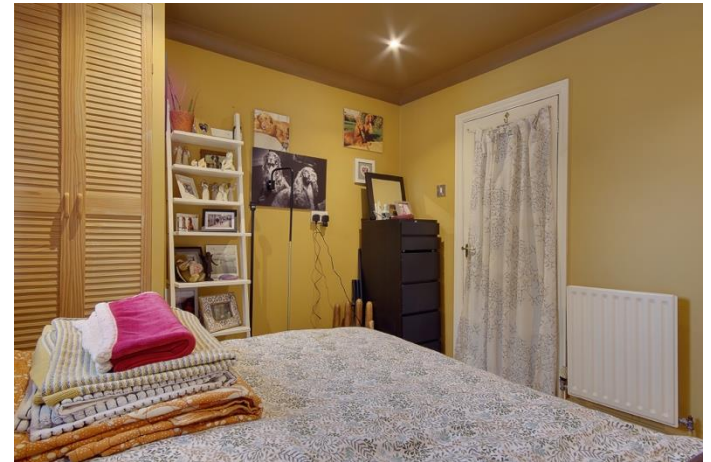








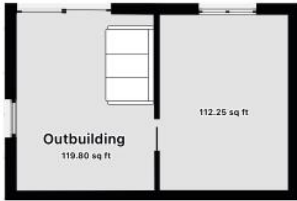








Floor Plan



NOTE: Not correct placement/scale, for reference only

EPC

Energy performance certificate (EPC)			
180 Bear Cross Avenue BOURNEMOUTH BH11 9PA	Energy rating D	Valid until:	25 January 2036
		Certificate number:	2763-3058-2209-9606-4204

Property type	Detached bungalow
Total floor area	129 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

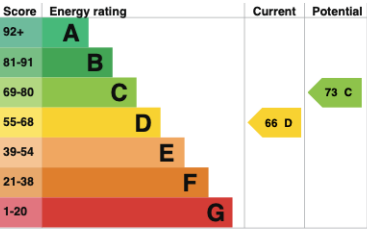
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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