



Danesbury Avenue ~ Southbournre~ BH6 3AF

16 High Street, Christchurch Dorset BH23 1AY

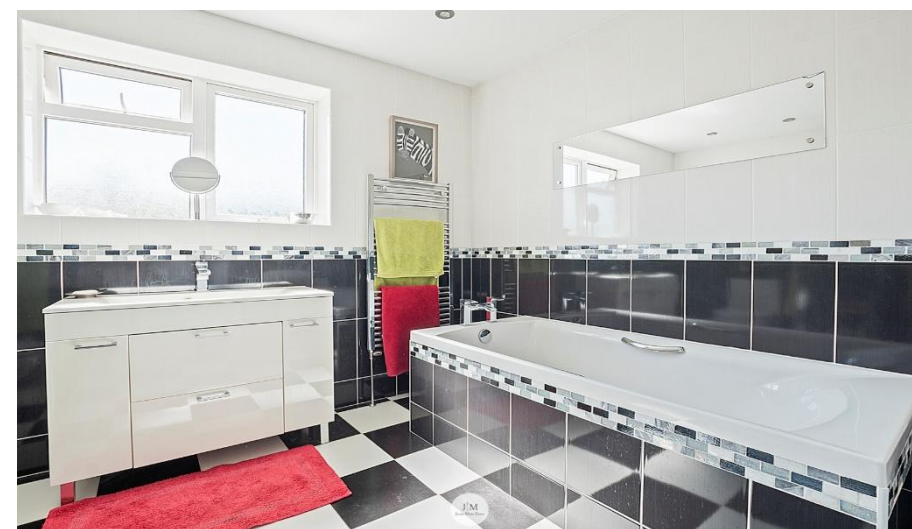
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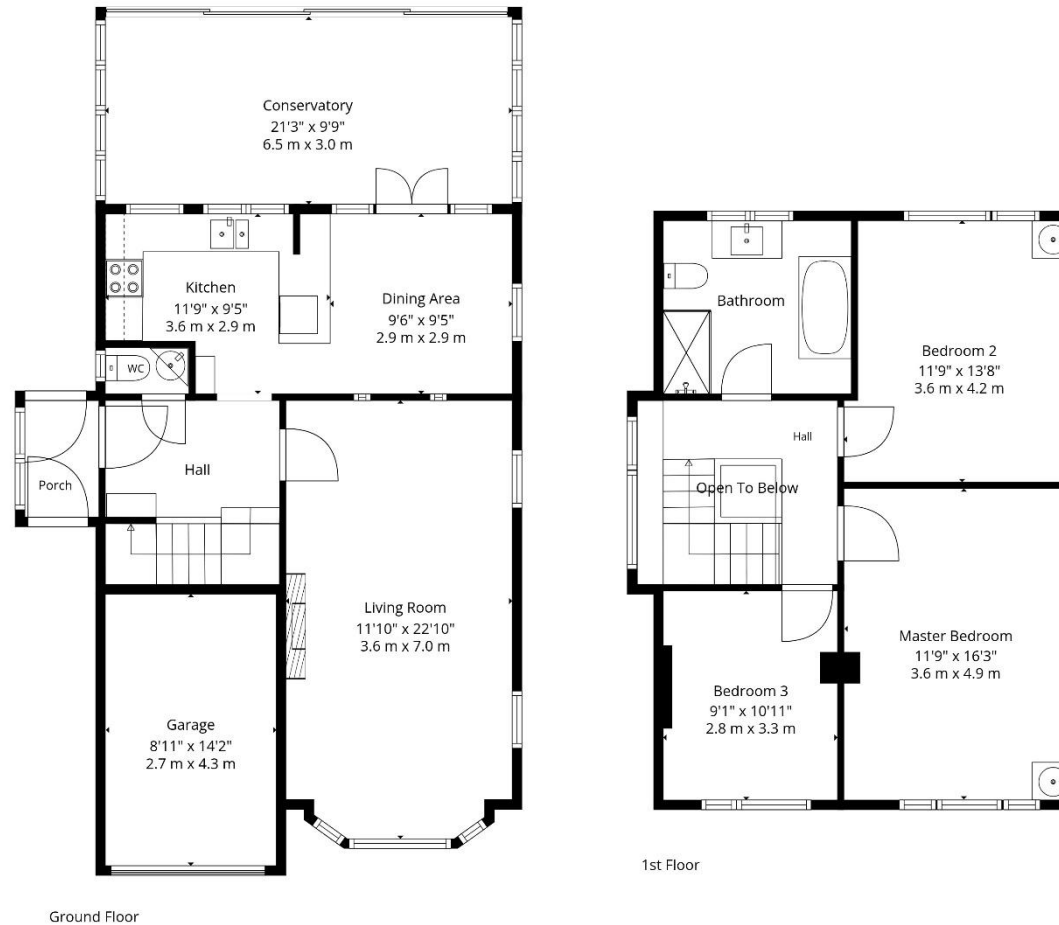
Nestled on the sought-after Danesbury Avenue in Bournemouth, this inviting three-bedroom freehold house is the perfect choice for family living. Arranged across two well-proportioned floors and offering a generous internal area of 1,417 sq ft, the property boasts a welcoming atmosphere complemented by an appealing layout in good condition throughout. Large integral garage with scope to convert into further living accommodation. On arrival, a garage offers secure parking and convenient storage—ideal for modern lifestyles. Inside, each of the three bedrooms is light and airy, providing ample space for restful nights and versatile living. The home features a well-appointed bathroom, while modern touches enhance comfort across all living spaces. To the rear, the charming back garden offers a tranquil retreat for summer gatherings, children’s play, or simply unwinding after a busy day. The outside space invites endless possibilities for relaxation, gardening or entertaining guests. Located in BH6, Danesbury Avenue enjoys both the serenity of a residential setting and the convenience of Bournemouth’s vibrant amenities. The bustling shops and popular cafés of Southbourne Grove are just a short stroll away, while the picturesque beaches and cliff-top walks of Southbourne and Boscombe are nearby for weekend escapes. Excellent schools, easy access to local parks, and well-regarded leisure facilities make this location highly attractive for families and professionals alike.



Floor Plan

1417 Internal SQ. FT

131 Internal SQ. M



Total: 1417 sq. Ft, 131 m2

Ground Floor: 769 sq. Ft, 71 M2, 1st Floor: 648 sq. Ft, 60 m2

Excluded Areas: Porch: 24 sq. Ft, 2 M2, Garage: 126 sq. Ft, 12 M2, Open To Below: 8 sq. Ft, 1 M2,

Walls: 145 sq. Ft, 14 m2



Situation

Nestled on the sought-after Danesbury Avenue in Bournemouth, this inviting three-bedroom freehold house is the perfect choice for family living. Arranged across two well-proportioned floors and offering a generous internal area of 1,417 sq ft, the property boasts a welcoming atmosphere complemented

Local Authority and School Catchment

BCP Council ~ Council tax band D

Asking Price

Offers Over £575,000

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the *services* appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority give any representation or warranty in respect of the property.

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