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ESTATES

13 Wordsworth Avenue, Bournemouth  
£585,000

# 13 Wordsworth Avenue

Bournemouth, Bournemouth

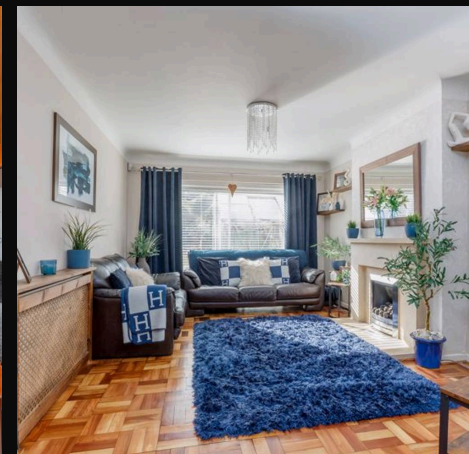
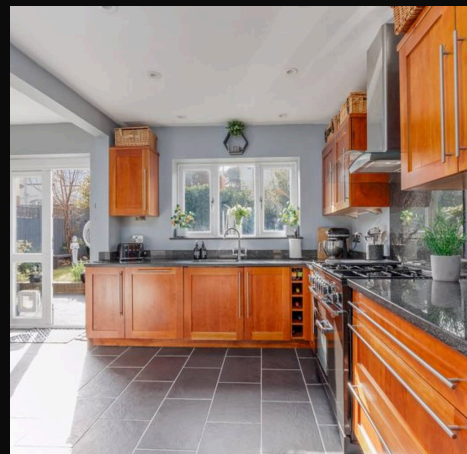
Council Tax band: D

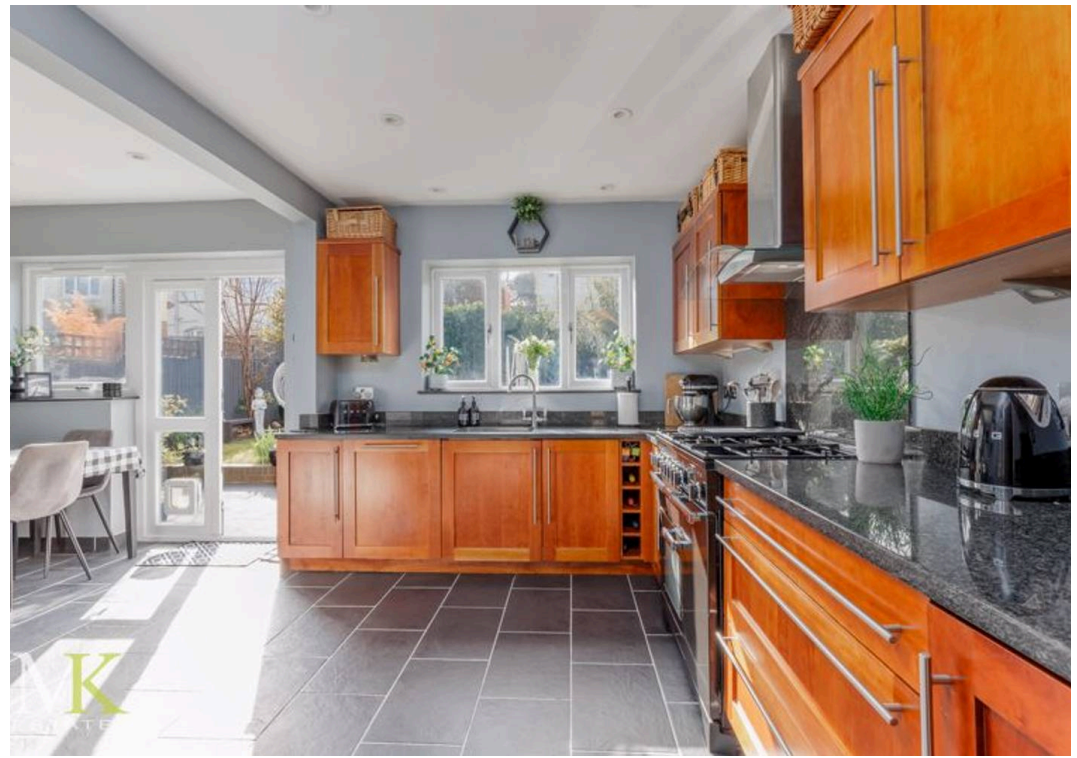
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Detached Family House
- Four Double Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room With Doors Leading to Garden
- Modern Family Bathroom, En Suite Shower Room & Downstairs WC
- Front Driveway & Integral Garage
- Mature Southerly Facing Read Garden With Decking, Lawn & Patio Area
- Great Catchment For Primary/Secondary Schools & Easy Reach To Bournemouth Grammar
- Short Distance To JP Morgan, Castlepoint Shopping Centre, Parks & Leisure
- Residential Cul De Sac Location

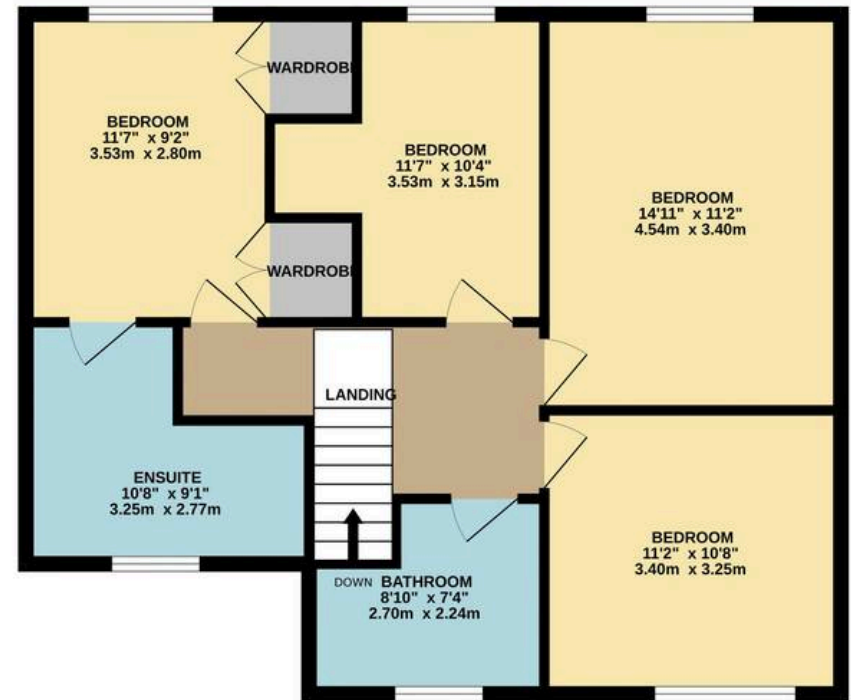




**GROUND FLOOR**  
738 sq.ft. (68.6 sq.m.) approx.



**1ST FLOOR**  
732 sq.ft. (68.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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