



**Connells**

Durdells Avenue  
Bournemouth



### Property Description

A well-proportioned two double bedroom detached bungalow, ideally positioned on the sought-after Durdells Avenue and offering superb potential for a range of buyers.

This charming property features a large open-plan lounge/diner, creating a bright and versatile living space perfect for relaxing or entertaining. Both bedrooms are genuine doubles, providing comfortable accommodation for downsizers, couples, or small families alike.

One of the standout features of this home is its impressive rear garden extending to over 100ft, offering fantastic outdoor space—ideal for gardening enthusiasts, families, or anyone seeking a private and generous plot. The front of the property also provides the convenience of off-road parking.

Whether you're looking for a home to move straight into or a property with potential to enhance and personalise (subject to necessary permissions), this bungalow represents a fantastic opportunity in a popular residential location.

### Lounge

15' 9" x 13' 5" ( 4.80m x 4.09m )  
open plan to the dining area, french doors onto the rear garden, radiator, side aspect double glazed window

### Dining Room

14' 3" x 12' 1" ( 4.34m x 3.68m )  
two high level side aspect double glazed windows, open plan to the living room,

### Kitchen

11' 6" x 9' 9" ( 3.51m x 2.97m )  
oak wall and base units, space for a range cooker, ceramic sink, rear aspect double glazed window, and rear access UPVC door,

### Bedroom One

15' 7" x 10' 7" ( 4.75m x 3.23m )  
Front aspect double glazed bay window, radiator,

### Bedroom Two

11' x 10' 6" ( 3.35m x 3.20m )  
front aspect double glazed bay window, radiator below

### Bathroom

walk in shower, WC, Wash hand basin, tiled floor to ceiling, side aspect double glazed window, heated towel rail

## Front Garden

Block Paved

## Rear Garden

block paved with planting beds, many outbuildings and green houses but these will be going with the vendor upon completion

## Parking

dropped kerb, driveway space for two cars, block paved





**Floor Plan**

Total floor area 87.0 m<sup>2</sup> (937 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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