



**Cheriton Avenue, Bournemouth BH7 6SD**

**welcome to**

**Cheriton Avenue, Bournemouth**

A charming three-bedroom home offering bright living spaces, a conservatory overlooking a private mature garden, a spacious kitchen/breakfast room, ample off-road parking, and a garage. Set in a sought-after area with excellent school catchment, this is an ideal family home with generous grounds.





**Ground Floor**



**First Floor**

**Entrance Lobby / Diner**

16' 11" x 15' 4" ( 5.16m x 4.67m )

**Hall**

**Lounge**

16' 10" x 13' 1" max ( 5.13m x 3.99m max )

**Kitchen/Diner**

12' 2" x 11' 11" ( 3.71m x 3.63m )

**Conservatory**

11' 11" x 11' ( 3.63m x 3.35m )

**Garage**

16' 11" x 9' 10" ( 5.16m x 3.00m )

**Landing**

**Bedroom One**

15' 1" x 10' 5" ( 4.60m x 3.17m )

**Bedroom Two**

12' 2" x 12' 2" max ( 3.71m x 3.71m max )

**Bedroom Three**

12' 2" x 10' 10" max ( 3.71m x 3.30m max )

**Bathroom**

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](http://www.focalagent.com)

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## Cheriton Avenue, Bournemouth

- Three double bedrooms
- Bright lounge with conservatory
- Private mature rear garden
- Kitchen/breakfast room with side access
- Ample driveway parking + garage

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110881 - 0004

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