



Avon Road, Bournemouth BH8 8SF

fox & sons

welcome to

Avon Road, Bournemouth

This attractive four-bedroom semi-detached home offers excellent potential in a desirable residential area, featuring two spacious reception rooms, a generous kitchen/breakfast room, and a good-sized garden. Set within a popular school catchment and available with no onward chain.





Ground Floor



First Floor

Cloakroom

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

Bedroom 4

12' 8" x 9' 5" (3.86m x 2.87m)

Kitchen/ Diner

16' 6" x 12' 8" (5.03m x 3.86m)

First Floor Landing

Bedroom One

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Two

12' 9" x 9' 6" (3.89m x 2.90m)

Bedroom Three

11' 5" x 10' 6" (3.48m x 3.20m)

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

welcome to

Avon Road, Bournemouth

- Four-bedroom semi-detached home with two reception rooms
- Spacious lounge and another separate reception room, ideal for family living
- Kitchen breakfast room perfect for casual dining
- Good-sized garden, great for outdoor entertaining
- Located in a sought-after school catchment area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£350,000



view this property online fox-and-sons.co.uk/Property/WTN109855

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

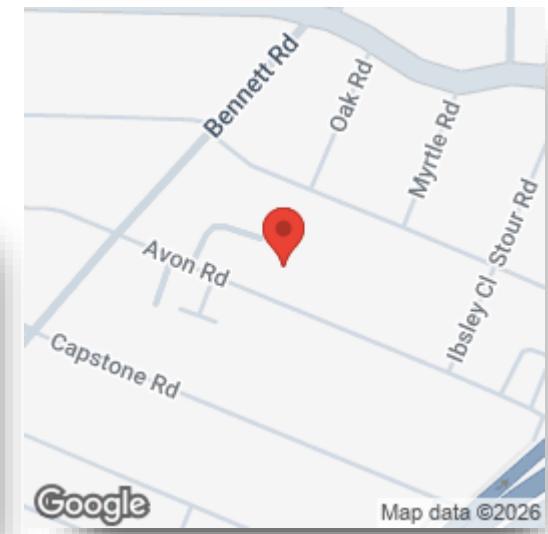


Property Ref:
WTN109855 - 0012

directions to this property:

Planning a trip from Bournemouth train station to Avon Road?
Follow these simple steps to reach your destination smoothly:

1. Head southwest on Holdenhurst Rd/A35
2. Turn left onto St. Paul's Ln
3. Turn right onto Christchurch Rd/B3066
4. Continue straight onto Castle Ln W/A3060
5. Turn left onto Cranmer Rd
6. Turn right onto Avon Rd
7. Welcome to Avon Road! Your new address awaits you.



Please note the marker reflects the postcode not the actual property



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