



Craigmoor Avenue

Bournemouth, BH8 9LT

Guide Price £310,000 -
£320,000

- Detached Bungalow
- Scope to Extend and Modernise
- Two Double Bedrooms
- Kitchen/Dining Room
- Living Room
- Conservatory
- Carport and Off Road Parking
- No Forward Chain



HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this detached bungalow, which offers potential to extend and modernise. The bungalow prides itself with private, award winning gardens, workshop and carport. The accommodation comprises entrance hall, living room, conservatory, kitchen/dining room, two double bedrooms and bathroom. Other features include off road parking, UPVC double glazing, electric heating and is offered with no forward chain.

The property is situated in a much sought after residential area, being within level distance to Castlepoint shopping

centre, a short drive to Bournemouth Hospital and supermarket Tesco.

COVERED STORM PORCH

Wooden and glazed front door. Courtesy light.

ENTRANCE HALL

Electric radiator, fuse box, hatch to loft with slingsby ladder, fitted broom/storage cupboard.

LIVING ROOM

12' 7" x 9' 11" (3.84m x 3.02m)

Electric radiator. Two wall light points, picture rail. UPVC double glazed sliding doors to conservatory.

CONSERVATORY

10' 9" x 10' 3" (3.28m x 3.12m)

Part brick and UPVC double glazed construction. Double doors lead to garden. Power points and central light.

KITCHEN/DINER

16' 4" x 9' 5" (4.98m x 2.87m)

Single bowl single drainer sink unit with cupboard beneath, further range of base units, matching wall units, space for fridge/freezer, electric cooker, breakfast bar and tiled splashback. UPVC double glazed window overlooking rear garden and side. Extractor ceiling fan, electric radiator and towel rail. Coved ceiling.

BEDROOM ONE

12' 4 into bay" x 9' 11" (3.76m x 3.02m)

Range of floor to ceiling fitted wardrobes. UPVC double glazed window to front.

BEDROOM TWO

12' 5 into bay" x 9' 6" (3.78m x 2.9m)

UPVC double glazed bay window to front. Two fitted double wardrobes.

BATHROOM

Suite comprises panelled bath with mixer tap, electric shower over, pedestal wash hand basin, low level WC, built in airing cupboard housing hot water cylinder and slatted shelves.

REAR GARDEN

Patio area abuts the property and leads to workshop (11'7" x 7'9") single door, fitted workbench. Power and light. The garden is well stocked with various shrubs, flowers and plants. Established garden pond with water feature, lawn, all enclosed by various plants and trees, further patio area with

summer house. Outside light and outside tap.

CARPORT

14' 9" x 8' 1" (4.5m x 2.46m)

Double wooden gates. Power and light. Door to rear garden.

FRONT GARDEN

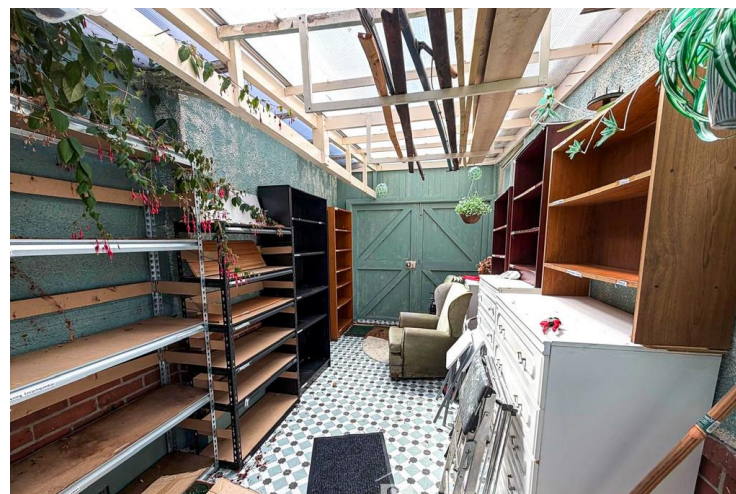
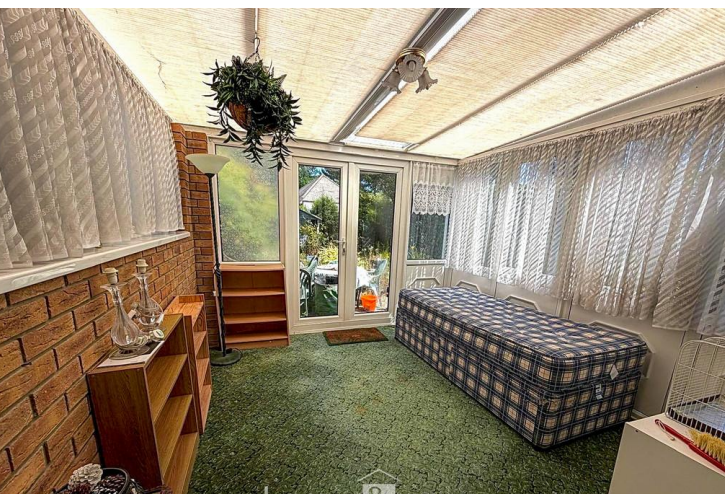
Mainly laid to hard standing with various, well stocked shrub borders. Boundary wall and drive providing off road parking.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Floor Plan



Total area: approx. 64.0 sq. metres (689.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Find an energy certificate (i)

English | [Cymraeg](#)

Energy performance certificate (EPC)

101 Craigmore Avenue BOURNEMOUTH BH9 5LT	Energy rating F	Valid until 22 April 2016
		Certificate number 2570-3061-6204-6696-4204

Property type	Detached bungalow
Total floor area	54 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements