



7 Collingbourne Avenue



7 Collingbourne Avenue

Bournemouth, BH6 5QR

£375,000

Situated in a quiet and sought-after area of Iford, this well-presented semi-detached home offers a fantastic blend of comfort, space, and convenience—perfect for couples, families, or downsizers alike. Upon entering the property, you are welcomed into a bright and spacious lounge, ideal for relaxing or entertaining. From here, you're led into the modern kitchen, thoughtfully designed with integrated appliances including a built-in oven, gas hob, dishwasher, and fridge freezer. There is also handy under-stair storage and a convenient downstairs WC, adding to the practicality of the ground floor layout. Upstairs, the home offers two generously sized double bedrooms, both beautifully presented. These are served by a spacious family bathroom, featuring both a separate shower and a full-sized bath—perfect for busy mornings or a relaxing soak at the end of the day. Outside, the property continues to impress with a large south-facing private rear garden, perfect for outdoor dining, gardening, or family playtime. A charming summer house at the rear adds even more versatility to the space—ideal as a home office, gym, or garden retreat. To the front, a gravel driveway provides off-road parking, and a garage offers additional storage or secure parking. The location is equally appealing—set within easy walking distance of local schools and amenities, and close to a popular local pub, Iford Playing Fields, and the nearby areas of Southbourne and Tuckton. The renowned Southbourne and Hengistbury Head beaches are also just a short drive away, offering the best of coastal living.



Lobby

Lounge/Reception Room 14' 6" x 12' 11" (4.42m x 3.93m)

Kitchen/Diner 14' 6" x 8' 4" (4.42m x 2.54m)

Downstairs WC

Master bedroom 17' 5" x 9' 10" (5.30m x 2.99m)

Cupboard

Bedroom Two 11' 5" x 8' 10" (3.48m x 2.69m)

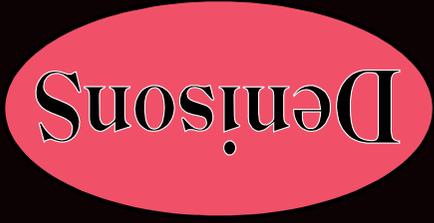
Landing

Family Bathroom 8' 8" x 7' 10" (2.64m x 2.39m)

Rear Garden

Parking





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair
 Cashel House, London, W1U 3JT
 0870 112 7099
 mayfair@denisons.com

Christchurch
 12 Castle Street, Christchurch BH23 1DT
 01202 484748
 christchurch@denisons.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR
 370 sq. ft. (34.4 sq.m.) approx.



GROUND FLOOR
 370 sq. ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA: 740 sq. ft. (68.8 sq.m.) approx.

When every attempt has been made to ensure the accuracy of the floorplan contained hereon, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are not guaranteed as to their quality or efficiency can be given.

Made with Imogeni COVIDS