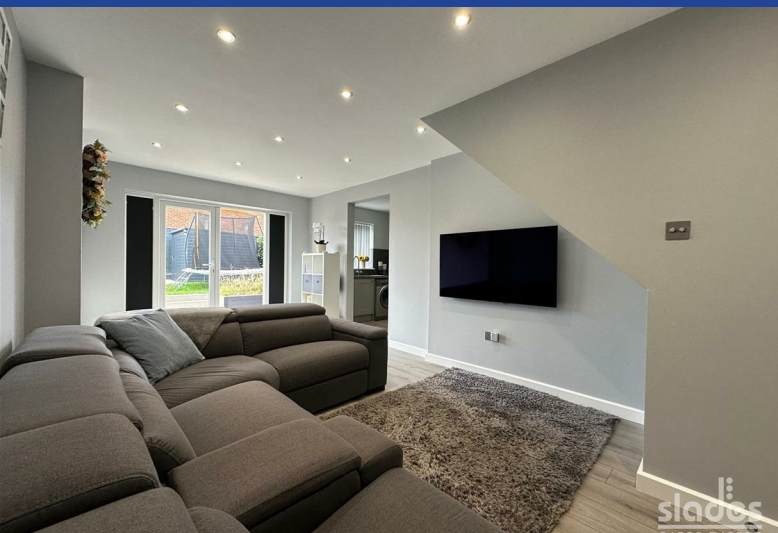




120 King John Avenue

Bearwood, Bournemouth, BH11 9TG

Offers In Excess Of £330,000



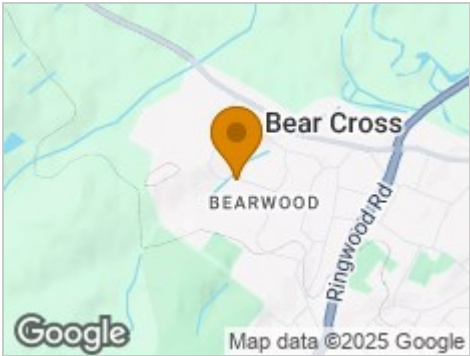
Road Map



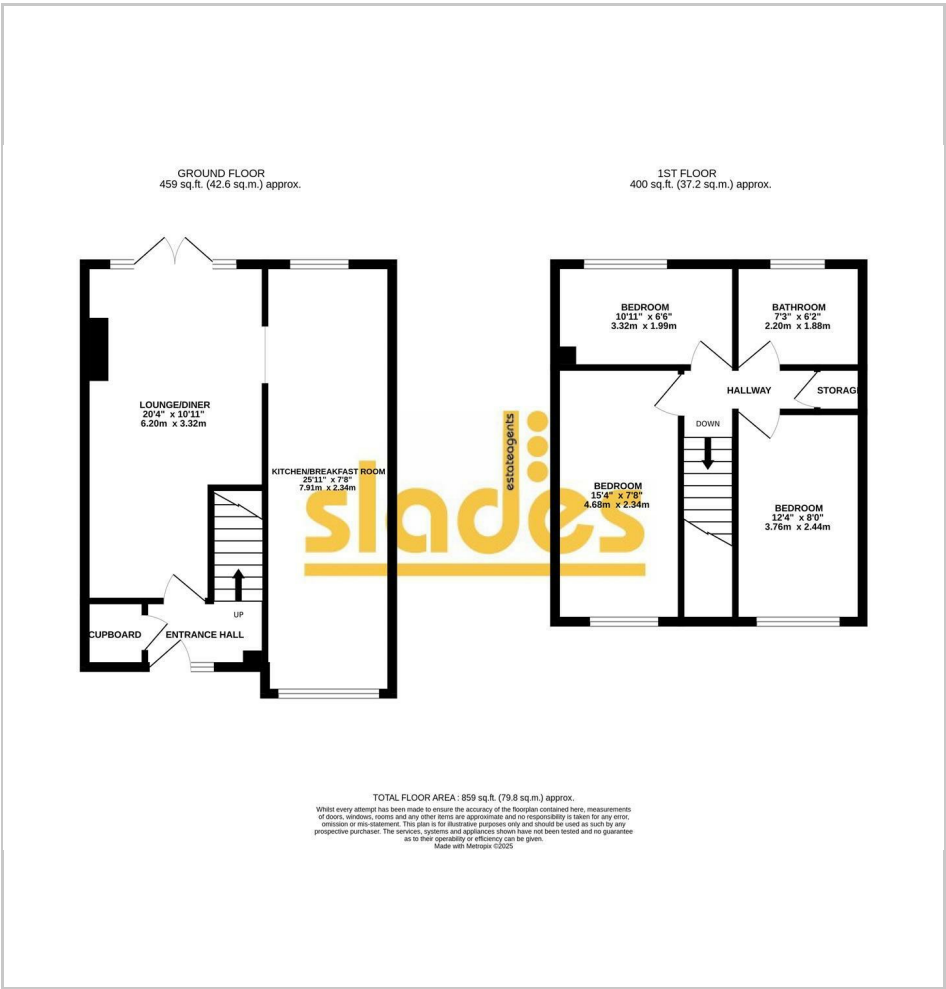
Hybrid Map



Terrain Map



Floor Plan



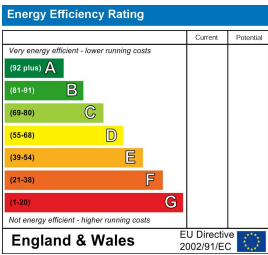
- MODERN END OF TERRACE HOUSE
- EXTENSIVELY MODERNISED THROUGHOUT
- SPACIOUS OPEN PLAN LIVING
- 26FT KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- 3 GOOD SIZED BEDROOMS
- FULLY TILED BATHROOM
- SOUTH EASTERLY FACING GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE SPACE STPP
- OWNERS SUITED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**** VENDOR SUITED ** A BEAUTIFULLY PRESENTED AND EXTENSIVELY MODERNISED 3 BEDROOM SEMI DETACHED FAMILY HOME.**



The accommodation with approximate room sizes comprises of a modern composite front door with feature glazed panels and full height glazed side screen leading to the

ENTRANCE HALL

with a decorative ceiling light, useful storage cupboard offering cloaks hanging space, high level gas meter and high-level electricity consumer unit. Doors to

LOUNGE/ DINING ROOM

with inset spotlights, modern vertical radiator with thermostatic valve and wood effect laminate flooring. uPVC double glazed casement doors leading onto the rear patio and garden beyond. Archway through to

KITCHEN/BREAKFAST ROOM

with inset spotlight, smoke alarm, matching modern vertical radiator with thermostatic valve, and dual aspect uPVC double glazed windows to both the front and rear elevations. Extensive range of modern wall and base level cabinets with square edge working surfaces and contrasting splash backs incorporating a single drainer polycarbonate sink with chrome mixer tap over. Extending island unit with a built-in 4 ring Zanussi Induction hob and glass and stainless steel extractor hood over. Built-in eye level Zanussi double electric oven, integrated dishwasher, space and plumbing for washing machine, useful larder style cupboard, additional drawer and pan cupboards, breakfast bar area, and further utility space for tumble dryer. Continuous wood effect laminate flooring from the lounge dining area and space for freestanding American style fridge freezer.

a staircase from the entrance hall leads to the FIRST FLOOR LANDING with pendant light, smoke alarm, access to loft space and AIRING CUPBOARD housing the GLOW WORM wall hung gas combination boiler, whilst also offering useful storage space. Doors to

BEDROOM 1

with coved and textured ceiling and central pendant light, convection radiator with thermostatic valve. uPVC double glazed window to the front elevation and Oak finished flooring.

BEDROOM 2

having coved and textured ceiling and central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

BEDROOM 3

with central pendant light, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

BATHROOM

with a decorative light fitting and frosted glazed uPVC window to the rear elevation. Fully tiled walls with decorative recesses providing useful storage spaces. A modern white suite consisting of a P-shaped combined bath/ shower unit with a glazed screen, waterfall mixer taps and wall mounted dual head shower valve. Modern vanity style sink unit with matching waterfall tap and enclosed cistern WC with dual flush. Matching tiled floor and chrome ladder style heated towel rail.

OUTSIDE

The property occupies a GENEROUSLY SIZED CORNER PLOT with a good-sized front, side and rear garden

areas. The hard standing driveway to the front of the property provides OFF ROAD PARKING for two cars and there is ample further parking/ storage space to the side of the property.

Immediately abutting the rear of the property there is a paved patio area whilst the remainder of the garden is predominantly laid to lawn with a further decorative patio to the far end. The property enjoys a secondary driveway from the side (which is currently fenced off) that can provide access to the rear garden if required.



