



MK

MK
ESTATES

39 Grants Avenue, Bournemouth
£435,000

39 Grants Avenue

Bournemouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

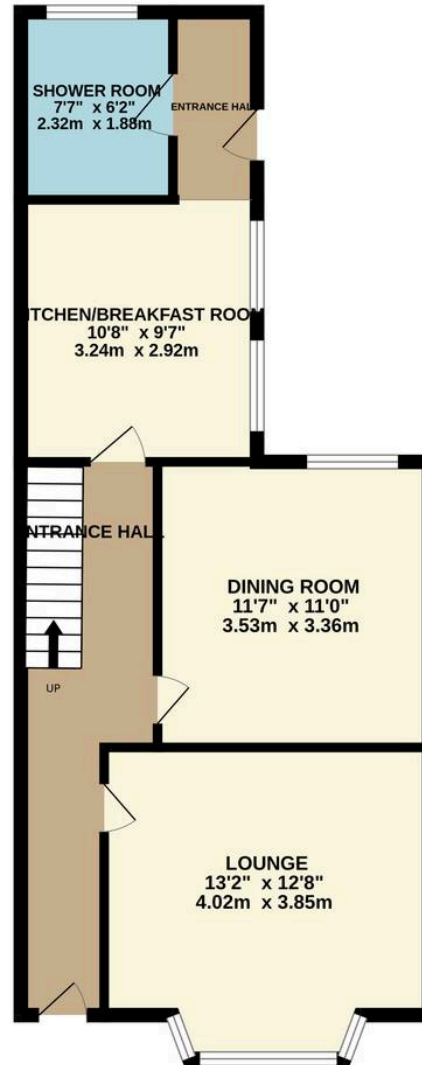
EPC Environmental Impact Rating: F

- Beautifully Presented Semi Detached House
- Three Spacious Double Bedrooms (en suite shower room to master)
- Spacious Front Lounge & Further Reception Room (currently being used as study)
- Modern Kitchen/Breakfast Room With Utility Room
- Stylish Family Bathroom & Downstairs WC
- Private Landscaped Garden, Split With Astro Turf, Large Patio & Garage (housing power)
- Garden Is Split With Astro Turf, Large Patio Area & Garage (housing power)
- Easy Reach Of Bournemouth Town Centre, Transport Links, JP Morgan, Beaches & All Amenities
- Ideal Family Home Within Walking Distance To Primary/Secondary Schools
- Offering A High Living Standard In A Popular Residential Location





GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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