

**28, Venning Avenue,
Bournemouth, BH11 9QF**



Property overview

Guide Price £350,000

A well-presented and refurbished three-bedroom detached bungalow in Venning Avenue, Bear Cross.

Convenient for shops and amenities of Turbary Retail Park (1.1 miles), prestigious pre, primary and academy schools, Knighton Heath Golf Club (1.5 miles), as well as further afield with direct access to the A338 (0.5 miles).

The accommodation offers an entrance porch/utility space, a kitchen, an open plan lounge/diner, three bedrooms and a bathroom.

The property also benefits from UPVC double glazing, a log burner, a well-landscaped front and rear garden and a side car port with resin driveway.



Accommodation

Front External:

Front garden section enclosed by fence and foliage, laid to shingle and resin driveway section, outside tap, side car port leading to rear.

Entrance Porch: 9' 5" x 6' 6" (2.87m x 1.98m)

(**Note:** The vendor is currently finishing off this space as part of the wider refurbishment - including new flooring and decorative finishes). Windows to the side and rear aspects, space and plumbing for a washing machine & dryer, door to:

Kitchen: 11' 6" x 7' 1" (3.50m x 2.16m)

Ceiling extractor fan, window into entrance porch, range of eye and base level units, integrated appliances (microwave, oven/grill, induction hob with extractor over), space for fridge/freezer, Belfast sink, door to:

Open Plan Lounge/Diner: 19' 6" x 10' 8" (5.94m x 3.25m)

Ceiling extractor, smoke alarm, feature wood pendant light, obscured port windows to side aspect, feature fireplace with freestanding log burner and built-in wood store, laid to wood flooring, sliding patio doors to garden, opening to:

Hallway: 9' 2" max x 8' 8" max (2.79m x 2.64m)

Hatch to loft, low-level cupboard housing electric consumer unit and electric meter, doors to accommodation and door to:

Airing Cupboard: 1' 11" x 1' 10" (0.58m x 0.56m)

Slatted shelving providing storage, housing hot water tank.

Bedroom One: 12' 4" max into bay x 10' 11" (3.76m x 3.32m)

Bay window to front aspect, wall lights, infrared wall panel heater, laid to wood flooring.

Bedroom Two: 11' 6" x 8' 10" (3.50m x 2.69m)

Window to side aspect, infrared wall panel heater, carpet.

Bedroom Three: 10' 8" x 6' 6" (3.25m x 1.98m)

Window to front aspect, infrared wall panel heater, carpet.

Bathroom: 6' 4" x 5' 5" (1.93m x 1.65m)

Spotlights, obscured window to side aspect extractor fan, p-bath either mixer taps, mixer shower controls, handheld attachment and rainfall shower over, wash hand basin with storage below, ladder stile towel radiator, WC.

Rear External:

Westerly facing garden, enclosed by fence and foliage, raised patio section leading to grass and resin driveway, raised flower beds, and carport leading to front.

Agent Note Regarding EPC:

Note that the EPC has been rated as 'G' with potential for a C because the vendor currently utilises the Log Burger + Infrared Panel Heating, which has reduced the overall EPC rating under the inspection criteria.

The vendor has stated that there is a gas supply to the building that has been capped off, but can be re-instated to install gas-fired central heating.

Photography











Floor Plan

EPC



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Energy performance certificate (EPC)

28 Warring Avenue SOUTHAMPTON SO11 9QF	Energy rating: G	Valid until: 19 May 2026
		Certificate number: 0310-2450-1650-2628-9245

Property type Detached bungalow

Total floor area 71 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance by landlords on the regulations and exemptions [here](#) and [guidance on the minimum energy efficiency standard](#).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

<http://find-energy-certificate.service.gov.uk/energy-certificate/0310-2450-1650-2628-9245>

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