



**Connells**

Littledown Avenue  
BOURNEMOUTH



## Property Description

Connells are delighted to bring to market this well presented detached home within the Littledown area, a popular residential location within Bournemouth. The property briefly comprises; a sitting room, dining room, conservatory, off road parking for multiple cars, a south facing garden & a double garage with electric doors.

Situated in the prestigious Littledown area on tree lined Littledown Avenue, this central location gives easy access to Kings Park, AFC Bournemouth football stadium and bus routes leading to Bournemouth, Poole and Christchurch. The Royal Bournemouth Hospital, BH Live (Littledown) leisure centre, JP Morgan and the Wessex Way are all a short drive away. Locally, there are also a number of well regarded schools for all age groups.

## Approach

The shingle driveway provides off road parking for multiple cars and leads to the;

## Entrance Porch

Leaded light double glazed door. Internal door opens into the;

## Entrance Hall

Under-stairs storage. Radiator. Stairs rise to first floor landing.

## Downstairs Cloakroom

Obscure window to rear aspect. Corner sink and vanity unit. Low level WC. Fully tiled.

## Sitting Room

Double aspect room with windows to front and rear. Obscure glazed window to side aspect. Electric feature fireplace. Radiator. Double glazed patio doors to;

## Conservatory

Double glazed and UPVC construction. Tiled floor. Radiator. Door to rear garden.

## Dining Room

Double glazed leaded light window to front aspect. Telephone point. Radiator.

## Kitchen

Double glazed leaded light window to rear aspect. Double glazed door and window to side aspect. Fitted with a range of matching wall and base units with granite worktops over. Stainless steel sink and drainer unit. Integrated undercounter fridge and freezer. Integrated washing machine and dishwasher. Eye level microwave. Four ring gas burner hob with electric oven. Cooker hood over. Breakfast bar. Tiled floor. Tiled splashbacks.

## First Floor Landing

Airing cupboard housing gas central heating boiler. Access to loft via loft hatch. Doors to all rooms.

## Bedroom 1

Double aspect room with windows to front and rear. Built-in mirrored wardrobes. Built-in vanity desk and drawers. Radiator.

## Bedroom 2

Double glazed window to front aspect. Radiator.

## Bedroom 3

Measurements to face of wardrobes. Double glazed window to rear aspect. Built-in mirrored wardrobes. Radiator.

## Bathroom

Obscure window to front aspect. Tiled in spa bath with wall mixer and chrome shower attachment. Vanity wash hand basin. Fully tiled walls. Radiator.

## Separate Wc

Obscure window to rear aspect. Low level WC. Fully tiled walls.

## Rear Garden

The South facing garden is mainly laid to lawn and is enclosed by timber fencing. There is a

patio area just off of the conservatory, which offers the ideal space for al fresco dining.

## Garage

Electric up and over doors. Power and light.

## Lean To

Storage cupboard housing tumble dryer. Leads from the front of the property to the rear. Side door into kitchen. Further door into garage.

## Agents Notes;

Council Tax Band - BCP Band E

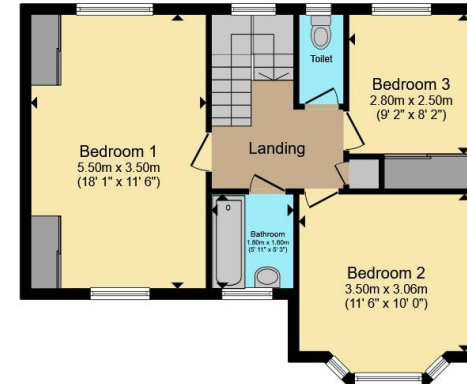








**Ground Floor**



**First Floor**

Total floor area 156.2 m<sup>2</sup> (1,681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBN306226](http://connells.co.uk/Property/SBN306226)**



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Property Ref: SBN306226 - 0002