



FOR SALE
HEARNES
01202 890890

HEARNES

WHERE SERVICE COUNTS

Runnymede Avenue
Bournemouth, Dorset BH11 9SQ

FREEHOLD GUIDE PRICE *“An extended family home tucked away in a cul-de-sac with a south facing garden and no chain”*

£400,000

This substantially enlarged and modernised three bedroom, two bathroom detached family home has a south facing, enclosed garden, single garage and generous off road parking whilst tucked away in a pleasant and peaceful cul-de-sac location and is offered with no onward chain.

The ground floor accommodation is substantially enlarged creating a stunning, open plan 18ft kitchen/breakfast room along with a ground floor shower room. The property has undergone a number of improvements and is offered with immediate vacant possession. Keys are held within the office.

- **Three bedroom detached family home**

Ground floor:

- **Entrance porch**
- **25ft Lounge/dining room**
- **18ft Open plan kitchen/breakfast room** enjoying a dual aspect with double glazed French doors leading out into the south facing rear garden. The kitchen area incorporates ample roll top work surfaces which continues round to form a breakfast bar, a good range of base and wall units, integrated oven, hob and extractor, integrated fridge/freezer and dishwasher. Wooden panelled flooring continuing through into the breakfast area where there is ample space for breakfast table and chairs
- **Utility room** with plumbing for washing machine and two fitted double floor to ceiling storage cupboards, tiled floor and stable door leading out into the garden and an internal door leading through into the garage
- **Shower room** finished in a modern white suite to incorporate a good size separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath. Tiled floor.

First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawers, dressing table and bedside cabinets
- **Bedroom two** is also a double bedroom with a fitted wardrobe
- **Bedroom three** is a good size single bedroom with a useful storage cupboard
- **Family bathroom** refitted in a stylish white suite to incorporate a panelled bath with shower over, WC, floating wall mounted wash hand basin, tiled floor

Outside:

- The **rear garden** faces a southerly aspect, measures approximately 25ft x 30ft and is fully enclosed. The garden has been landscaped for ease of maintenance. Within the garden there is a useful timber storage shed
- A **front driveway** provides generous off road parking and in turn leads up to a single garage
- **Single garage** has remote up and over door, power and light, wall mounted gas fired boiler and a door giving direct access into the property
- **Further benefits include** double glazing and a gas fired central heating system
- The property is also offered with **no onward chain**

There is a small selection of amenities approximately 850 metres away. Ferndown town centre is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth town centre offers a comprehensive range of shops, restaurants and leisure facilities along with miles of sandy bathing beaches. Bournemouth town centre is located approximately 6.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

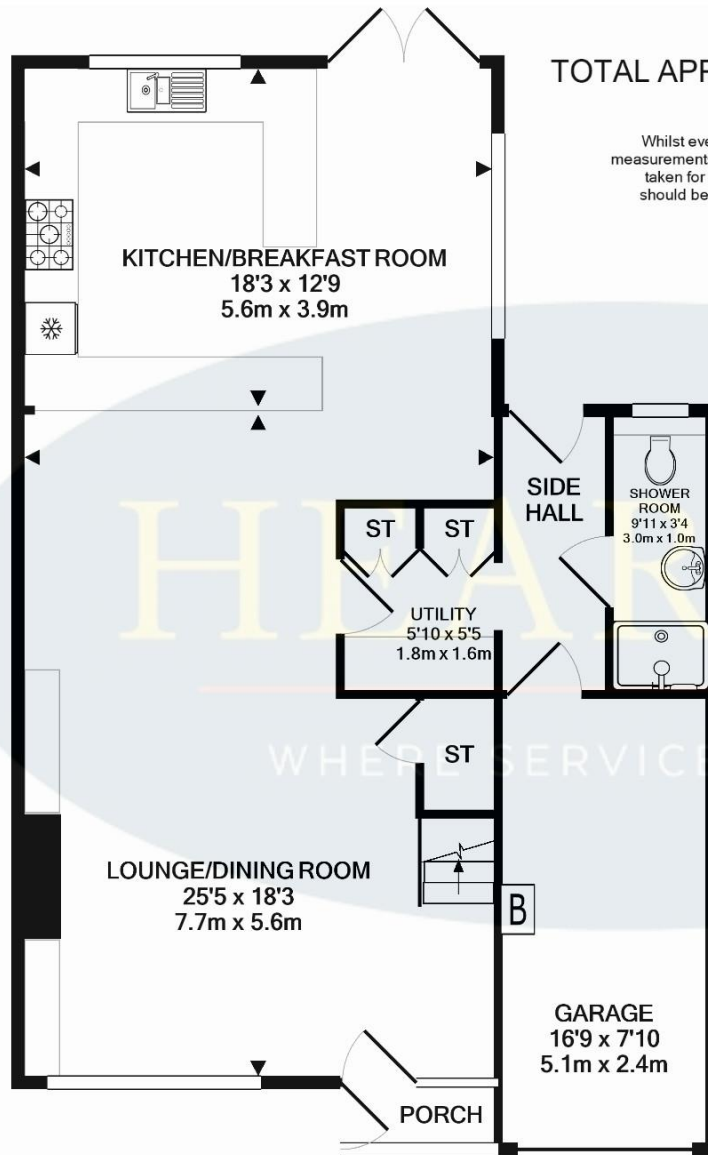
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



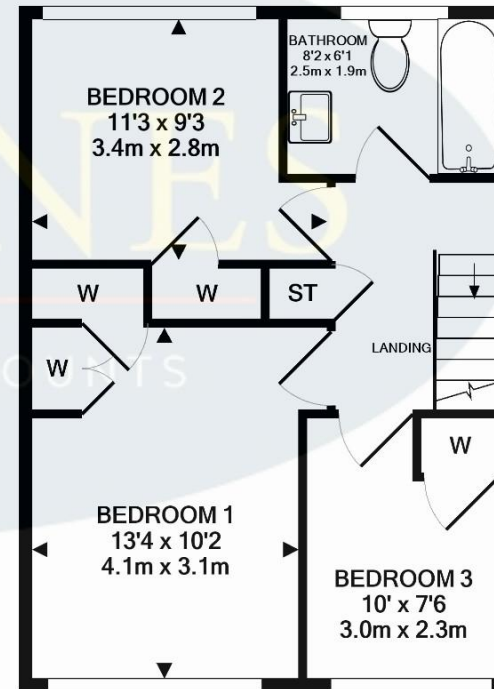


TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

