



Runnymede Avenue, Bearwood  
Bournemouth, Dorset, BH11 9SN

# FREEHOLD PRICE

## £340,000

***“A deceptively spacious bungalow with a 55ft private rear garden, offered with no chain”***

This generous sized and well-presented three bedroom detached bungalow has a 55ft immaculately kept private and fully enclosed rear garden, single garage, car port and generous off-road parking. Situated in a popular and convenient location and offered with no onward chain.

- **Entrance hall**
- 21ft x 15ft L-shaped **lounge/dining room** with a feature fireplace and a double glazed window facing a southerly aspect in the lounge area, whilst the dining area has ample space for a dining table and chairs, a serving hatch into the kitchen and a double glazed window facing a southerly aspect
- Refitted **kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated double Zanussi oven, integrated hob and extractor canopy above, recess and plumbing for a washing machine and dishwasher, a wall-mounted gas-fired boiler, tiled floor, attractive tiled splashbacks, a double glazed window to the side aspect and a double glazed door leading out to the side path
- **Master bedroom** which is a good sized double bedroom enjoying a view over the rear garden
- **Guest double bedroom** benefitting from a fitted floor to ceiling wardrobe with mirrored sliding doors and a view over the rear garden
- **Third bedroom** with a double glazed window to the side aspect
- Main **family bathroom** finished in a white suite to incorporate a panelled bath with mixer taps and shower hose, additional shower unit over, glass shower screen, pedestal wash hand basin, wc, fully tiled walls and flooring
- Fully enclosed **rear garden** which is without doubt a superb feature of the property measuring approximately **55ft x 40ft**, with two areas of immaculately kept lawn bordered by well-stocked flower beds. The garden is stocked with many attractive plants and shrubs. A gravelled and paved path continues down through the garden to a summer house and a timber storage shed. Located on either side of the property there are side gates
- **Landscaped front garden** for ease of maintenance, with many attractive shrubs
- Side driveway providing **generous off-road parking** which in turn leads down to a **car port** and a garage
- **Single garage** with a metal up and over door, light and power
- Further benefits include double glazing, replacement UPVC fascias and soffits and a gas-fired central heating system
- Offered with **no onward chain**

There are a small selection of amenities in Bearwood approximately 450 metres away. The market town of Wimborne offers a further selection of amenities with the centre approximately 3.5 miles away, whilst Ferndown also offers an array of amenities with the town centre approximately 3 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

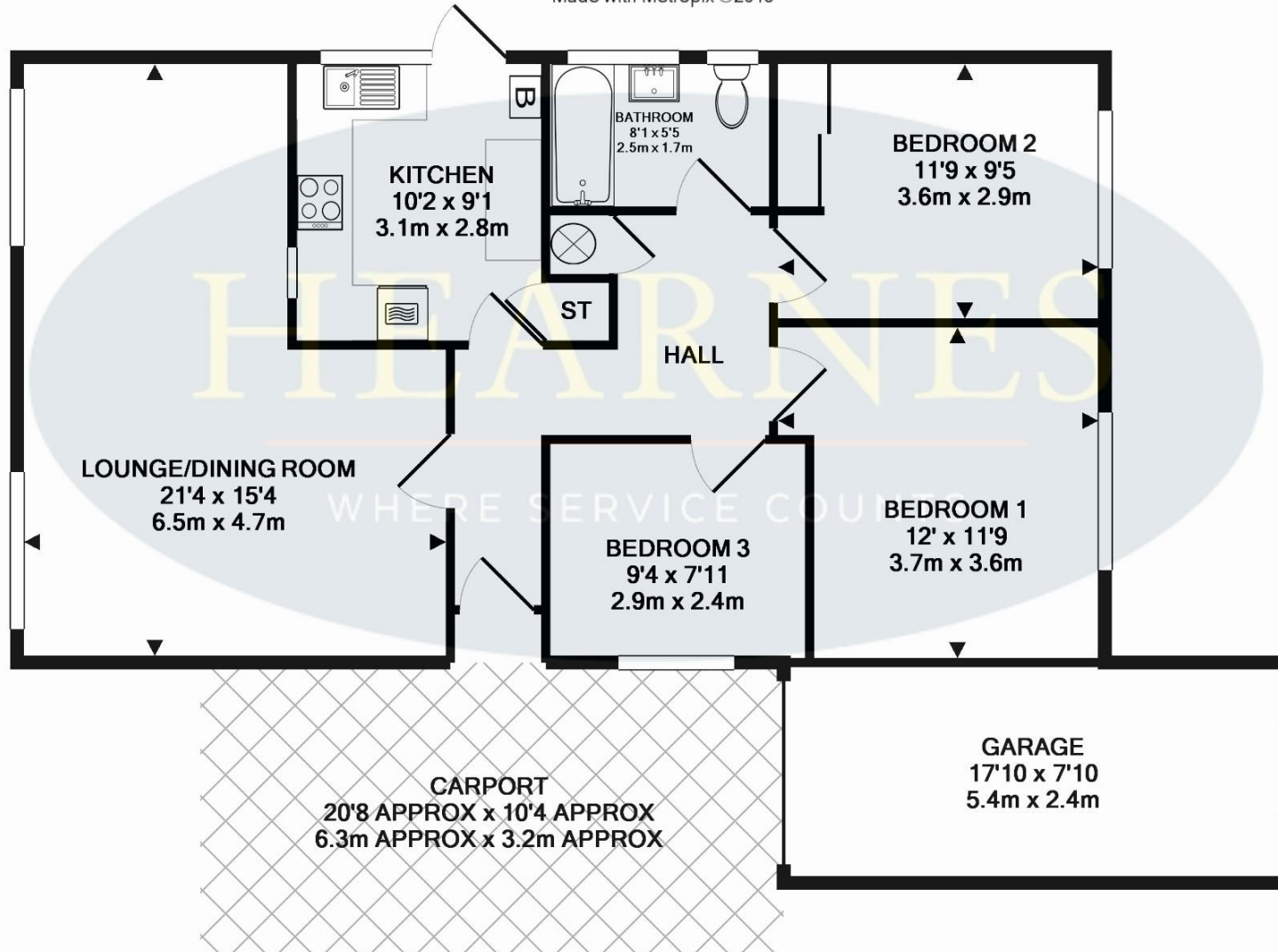
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 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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390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

