



**Western Avenue, Bournemouth
Dorset BH10 6HQ**

FREEHOLD GUIDE PRICE

£325,000

“Superb 100ft west facing garden”

A well-presented and extended detached two double bedroom bungalow with a garage, workshop, outside store and generous off-road parking. Enjoying a tranquil location close to local amenities.

- **Entrance porch**
- **Two double bedrooms**, both enjoying bay windows
- **Family bathroom** with wet room style shower, wash hand basin and fully tiled walls
- Extended **kitchen/dining room** incorporating a range of units, freestanding hob with overhead extractor, gas oven, tall fridge/freezer, washing machine, integrated dishwasher, views over the rear garden, double glazed door providing side access
- **Lounge** leading through to a conservatory which in turn leads out to the delightful rear garden
- Beautifully maintained west facing **rear garden** measuring approximately 100ft x 35ft. this delightful garden enjoys well stocked borders, a patio which is ideal for outside entertaining with the remainder laid to lawn. Workshop located to the rear
- **Detached single garage** with power
- **Workshop/storage shed** at the rear of the garage, also benefiting from power
- **Off road parking** for several vehicles
- **Gas fired heating** and **double glazing**

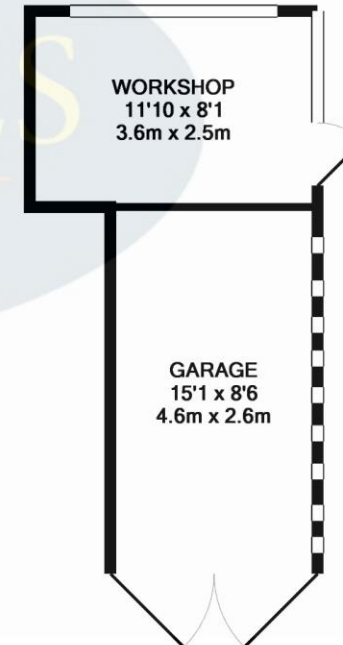
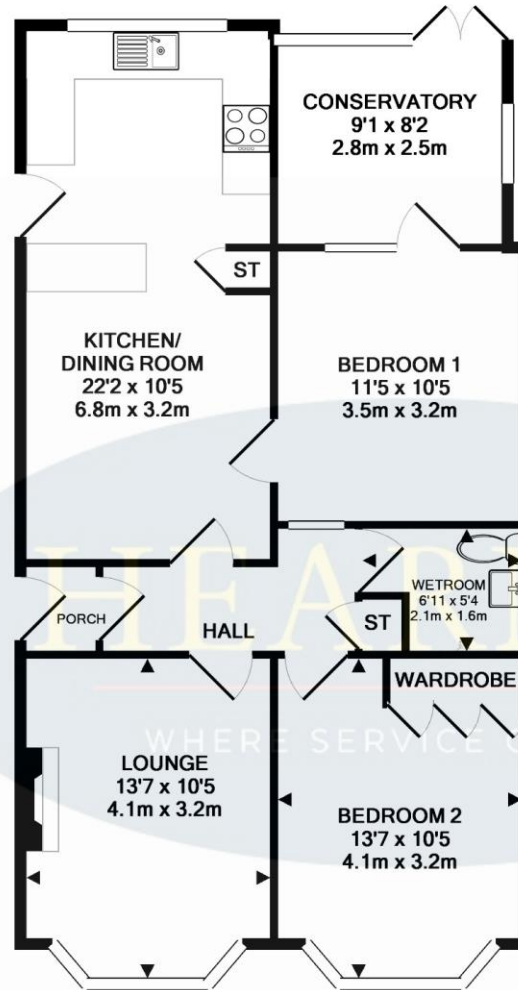
Local amenities are located less than a mile away with the nearest bus stop being approximately 350 metres away. Bournemouth offers an excellent array of shops, cafes, restaurants, leisure and recreational facilities and miles of sandy beaches, with the town centre located approximately 3 ½ miles away.

COUNCIL TAX BAND: C

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.





GROUND FLOOR
 APPROX. FLOOR
 AREA 797 SQ.FT.
 (74.1 SQ.M.)

NOT LOCATED IN EXACT POSITION
 APPROX. FLOOR
 AREA 353 SQ.FT.
 (32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.9 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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