

CERNE ABBAS, THE AVENUE, POOLE, BH13

**£725,000 FREEHOLD**

Winkworth Estate Agents are pleased to offer for sale this three bedroom two bathroom house situated within a sought after local development within easy reach of Westbourne Village as well as Branksome Beach and Canford Cliffs. The property includes a beautifully fitted kitchen with a breakfast bar, spacious lounge with a feature high ceiling as well as a galleried dining room. The property is offered with vacant possession as well as a garage, off road parking and a rear sun terrace with garden views.

Three Bedroom House | Two Reception Rooms | Beautifully Fitted Kitchen  
| Spacious Living Room | Two Bathrooms | Ample Storage | Sun Terrace |  
Garage & Driveway | No Chain

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The house is accessed via a flight of stairs next to the driveway which leads up to the front door. On entering the property, there is a feeling of light and space. The hallway includes doors to principal rooms as well as a separate WC and storage cupboard.

The living room is extremely spacious and benefits from a feature high ceiling as well as bright double glazed windows and french doors overlooking the private sun terrace and well manicured communal gardens beyond. The galleried dining room is accessed off the hallway and overlooks the living room below. The luxurious kitchen has been finished to a high standard with a range of base and eye level work units with integrated appliances, granite worktops, breakfast bar and overlooks the front aspect of the house.

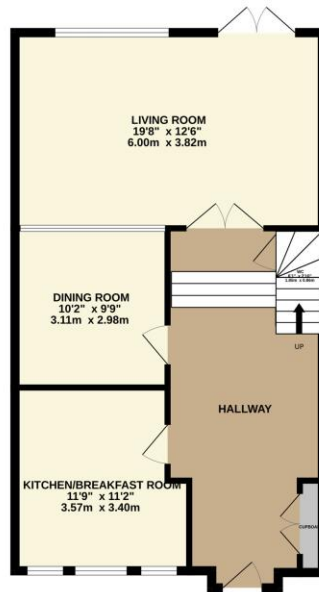
Upstairs there are three good sized double bedrooms, the master of which has the added benefit of an en suite comprising a bath/shower, WC and wash hand basin. There is also fitted wardrobes and tree top views over the well manicured communal grounds. There is also a fitted wardrobe in bedroom two. The main family bathroom is fully tiled and comprises a double shower, WC and wash hand basin.

Outside there is a garage conveyed with the property as well as a driveway. There are numerous visitor parking spaces spread around the entire development. Vacant possession, viewing highly recommended.

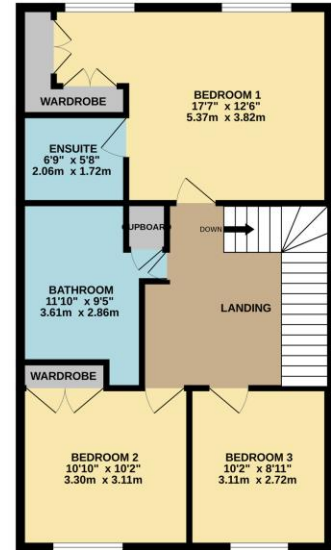
BASEMENT  
393 sq.ft. (36.5 sq.m.) approx.



GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** G

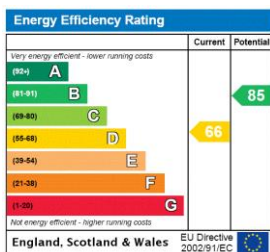
**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1500 per annum

## AT A GLANCE

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