



VICTORIA AVENUE, BOURNEMOUTH, BH9

£435,000 FREEHOLD

A beautiful three bedroom detached home situated within a desirable and convenient location. The property includes many character features blended with modern fittings, a sunny rear garden and garage. Vendor suited

Three Bedrooms | Detached House | Character Features | Sought After
Location | Modern Fittings | Vendor Suited | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



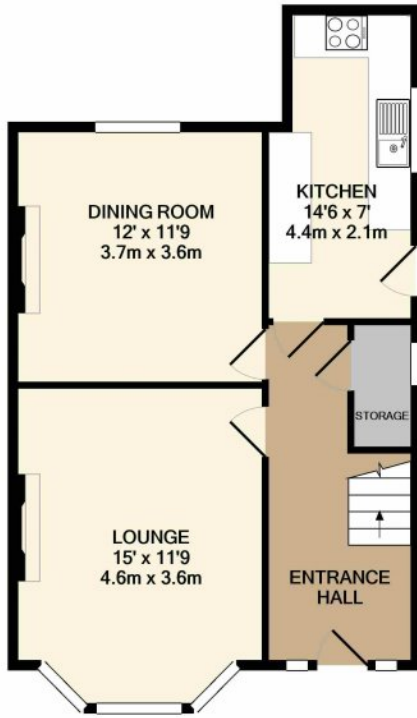
DESCRIPTION

The house is situated within a desirable location close to the local tennis club and with easy reach of local shops and amenities. The property is approached via a well presented driveway which leads down one side to the detached garage.

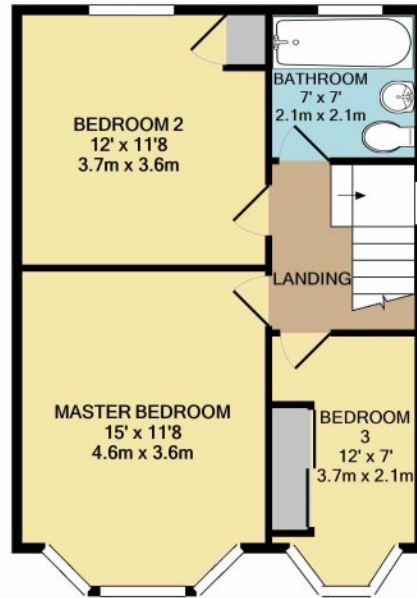
The hallway has a very bright and airy feel with doors to principal rooms and a useful understairs storage cupboard. The living room has high ceilings and a bright bay window overlooking the front aspect. Double doors from here lead into the dining room which can also be accessed from the hallway and enjoys views over the rear garden. The beautifully fitted kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances as well as a breakfast bar. There is a door from the kitchen which gives access round to the sunny rear garden.

Upstairs there are three bedrooms, the master of which benefits from a bright bay window overlooking the front aspect with ample space for wardrobes and drawers as required. There are fitted cupboards in bedrooms two and three. The bathroom is bright and comprises a bath/shower, wash hand basin and WC.

The rear garden offers a secluded, sunny space with astro turf lawn and a mature tree and shrub border with ample room for a table and chairs. The detached garage can be accessed just off the garden via the side driveway.



GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has 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 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

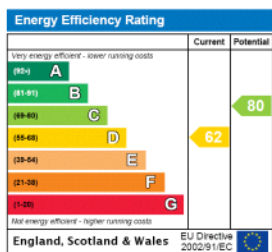
COUNCIL TAX BAND: D

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Three Bedrooms
- Detached House
- Character Features
- Sought After Location
- Modern Fittings
- Vendor Suited
- Garage



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