



## Littlemoor Avenue, Bournemouth, Dorset

DETACHED HOUSE WITH NO IMMEDIATE NEIGHBOUR TO THE FRONT | AMPLE OFF ROAD PARKING | SET BACK FROM THE ROAD | DETACHED GARAGE | SECURE PROPERTY WITH ALARM AND CCTV | BOILER WITH WARRANTY ENDING IN 2027 | NO FORWARD CHAIN | THREE BEDROOMS

Asking Price: **£450,000**





# Littlemoor Avenue, Bournemouth, Dorset

## DESCRIPTION

Corbin & Co are please to off for sale this very well presented three bedroom detached family home which offers ample off road parking, detached garage, large lounge/diner and NO FORWARD CHAIN. Spread over two floors the accommodation comprises of a spacious entrance hall, very larger lounge/diner with sliding doors looking out over the rear garden, ground floor cloakroom, modern kitchen, three first floor bedrooms all serviced by a family bathroom. Situated in a popular residential location in BH11, close to local shops, buses, retail park, and a short car journey away from walks over Canford Sang. Further benefits include ample amounts of off road parking for a number of vehicles, detached garage and a Private and secluded rear garden. To book an appointment to view please call us on 01202 519761.



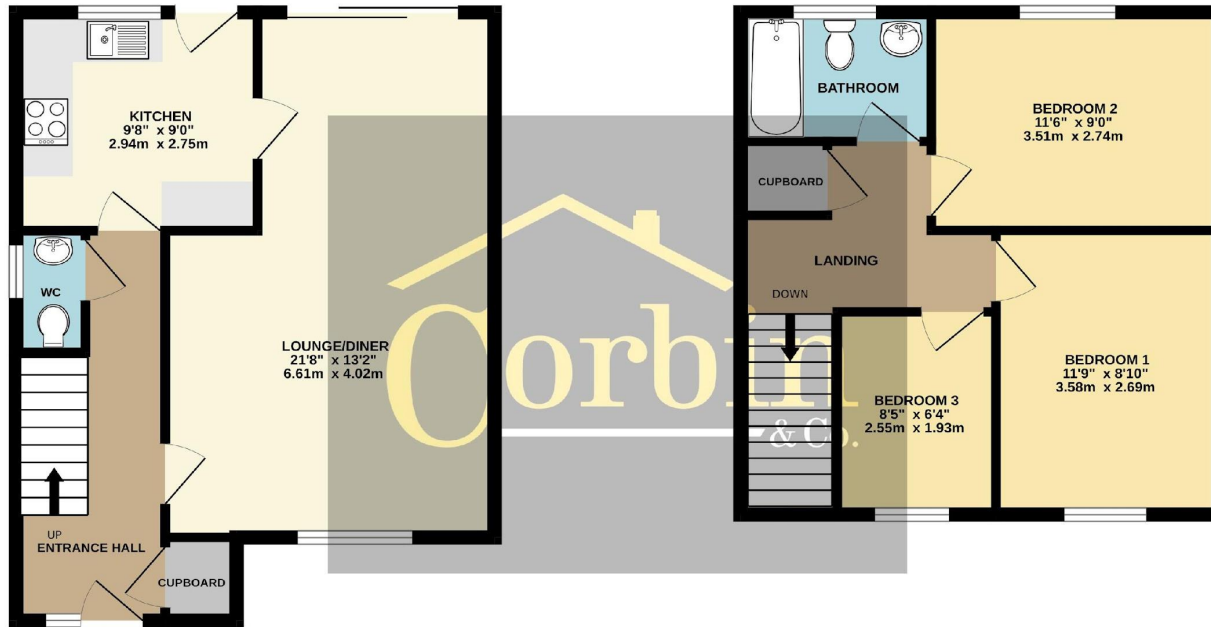






GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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