



Fulwood Avenue, Bournemouth, Dorset

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Guide Price: £400,000

Corbin & Co are delighted to offer this fantastic development opportunity on Fulwood Avenue, Bearwood, Bournemouth, Dorset, BH11

Property Highlights:

Nestled on Fulwood Avenue in the sought-after Bearwood area of Bournemouth, this property boasts an exceptional development potential that combines the best of residential and commercial offerings. With its versatile layout and prime location, this property presents an enticing prospect for savvy developers and investors.

Property Overview:

Ground Floor:

A spacious commercial premises currently configured as a large office and two smaller rooms, providing flexibility for various business endeavors. A kitchenette and a conveniently located bathroom/utility room. Dual accessibility via both the front and rear entrances, enhancing convenience for both commercial and future residential use.

First Floor:

A delightful two-bedroom flat thoughtfully arranged to optimize space and natural light. Two generously sized double bedrooms offering comfortable living spaces. A cozy lounge/diner providing a perfect setting for relaxation and entertainment. A well-appointed kitchen designed for practicality and functionality. A modern bathroom adding a touch of sophistication to the living space.

Outdoor Space:

A private rear garden area offering a tranquil retreat for residents to unwind and enjoy outdoor moments. A garage that provides secure parking and additional storage space. Off-road parking, ensuring convenience and ample space for residents and guests.

Development Potential:

This property's true potential lies in its development possibilities: Conversion of the ground floor commercial premises into one/two bedroom self-contained residential flat. Modernization of the existing first floor flat to meet contemporary living standards, enhancing its appeal to potential tenants or buyers. An extension to the rear to create an additional self-contained one-bedroom flat, adding further value to the property.

Location:

The property's location offers a blend of convenience and charm:

Close proximity to local amenities, ensuring easy access to everyday necessities. Excellent connectivity with nearby bus routes, making commuting a breeze. The allure of picturesque country walks, perfect for those seeking outdoor escapades. Effortless access to Bournemouth, Poole, Wimborne, and Ferndown town centers, catering to various lifestyle preferences. Proximity to Bournemouth Airport, retail parks, schools, and the renowned beaches, enriching the area's appeal.

With its strategic location, adaptable layout, and development potential, this property on Fulwood Avenue, Bearwood, Bournemouth, Dorset, presents a golden opportunity for investors and developers to create a harmonious blend of modern residential living and commercial functionality. Capitalize on the charm of Bearwood while maximizing the property's value through thoughtful design and conversion. This is an investment that promises not only financial returns but also a positive impact on the local community. To book an appointment to view please call us on 01202 519761.

Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB | 01202 519761
sales@corbinandco.com | www.corbinandco.com

VIEWING ARRANGEMENTS

By Appointment With: Corbin & Co
Tel: 01202 519761

OPENING HOURS:

Mon - Thur 9- 6 Friday 9 - 5 Sat 9 - 4

THINKING OF SELLING?

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.

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.

OUTBUILDINGS
181 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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