



Coronation Avenue

Bournemouth, BH9 1TW

Guide Price £350,000

Cash Buyers Only

- Detached Family Home
- Popular Moordown Location
- Two Separate Reception Rooms
- Three First Floor Bedrooms
- Large South Facing Garden
- In Need of Modernisation
- Popular School Catchments
- Vacant Possession



HOUSE & SON

House & Son are delighted to be able to offer for sale this character detached family home located in the popular location of Moordown in BH9.

A brick wall enclosed front garden, with potential for off-road parking (subject to planning), leads to our front door, with storm porch over, providing access to the spacious reception hallway, with all principal rooms leading off, stairs to the first floor and understair storage cupboard.

On the ground floor, there is a spacious lounge, with bay window to front, dining room, with outlook over the south facing rear garden, and kitchen with access to the side.

On the first floor, the master bedroom features a bay window to the front, second double bedroom to the rear, with an outlook over the south facing garden, further good size third bedroom to the rear, separate WC and family bathroom to the front, with a feature port hole window.

The large south facing garden features a variety of mature planting, pathway through centre, three storage sheds, and further potting shed abutting the rear of the property. The garden is fence enclosed and has a pathway to the side.

This exciting property would make an ideal purchase for those seeking a project and would like to put their own finish upon a family home requiring a degree of modernization. However, the property does feature double glazing throughout and has a gas fired central heating system.

The property is a level walk to local shops, bus routes and parks. And is within close proximity to a choice of good schooling (including primary, secondary and grammar), restaurants and local nature reserves.

STORM PORCH

ENTRANCE HALL

15' 0 max" x 7' 1" (4.57m x 2.16m)

LOUNGE

13' 2 into bay" x 11' 5" (4.01m x 3.48m)

DINING ROOM

12' 0" x 11' 6" (3.66m x 3.51m)

KITCHEN

7' 11" x 7' (2.41m x 2.13m)

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

9' 9" x 7' 2 max" (2.97m x 2.18m)

MASTER BEDROOM

13' 8" x 11' 5" (4.17m x 3.48m)

BEDROOM TWO

11' 11" x 11' 6" (3.63m x 3.51m)

BEDROOM THREE

8' 0" x 7' 1" (2.44m x 2.16m)

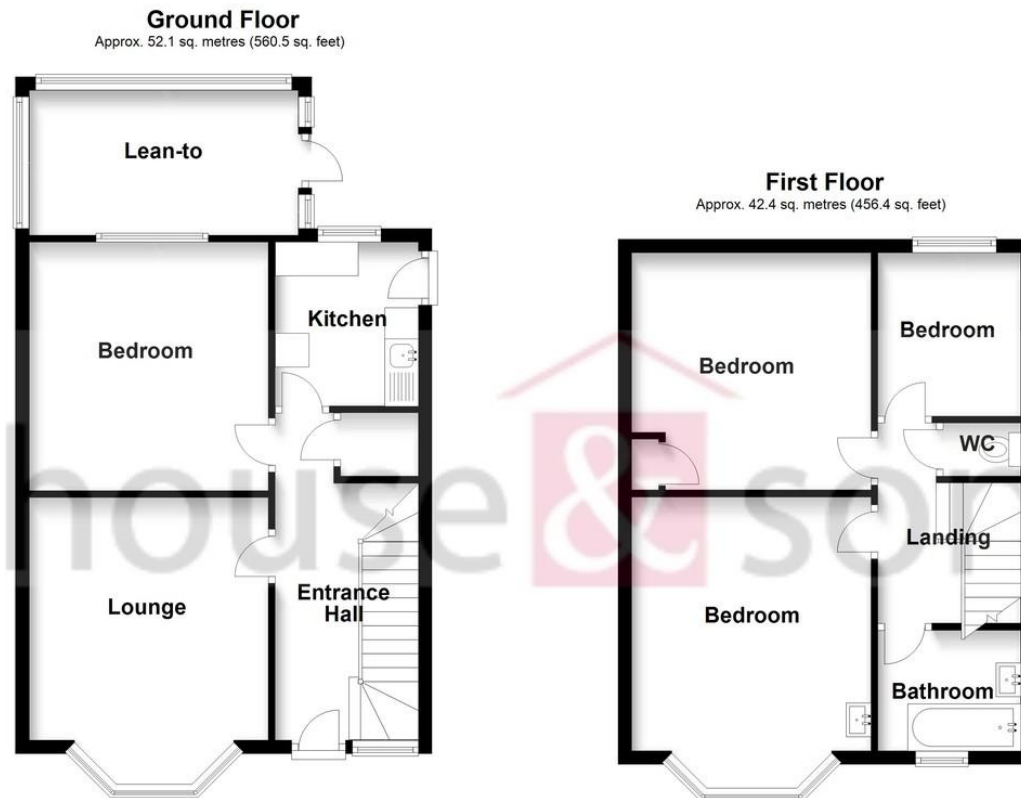
BATHROOM

7' 0" x 5' 3" (2.13m x 1.6m)

SOUTH FACING REAR GARDEN

FRONT GARDEN





Total area: approx. 94.5 sq. metres (1016.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

29/08/2023, 16:50 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

31 Coronation Avenue BOURNEMOUTH BH9 1TW	Energy rating D	Valid until: 29 August 2033 Certificate number: 0335-2761-4280-2727-6971
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Property type
Detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements