



Bear Cross Avenue, Bournemouth, Dorset

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Asking Price **£325,000**

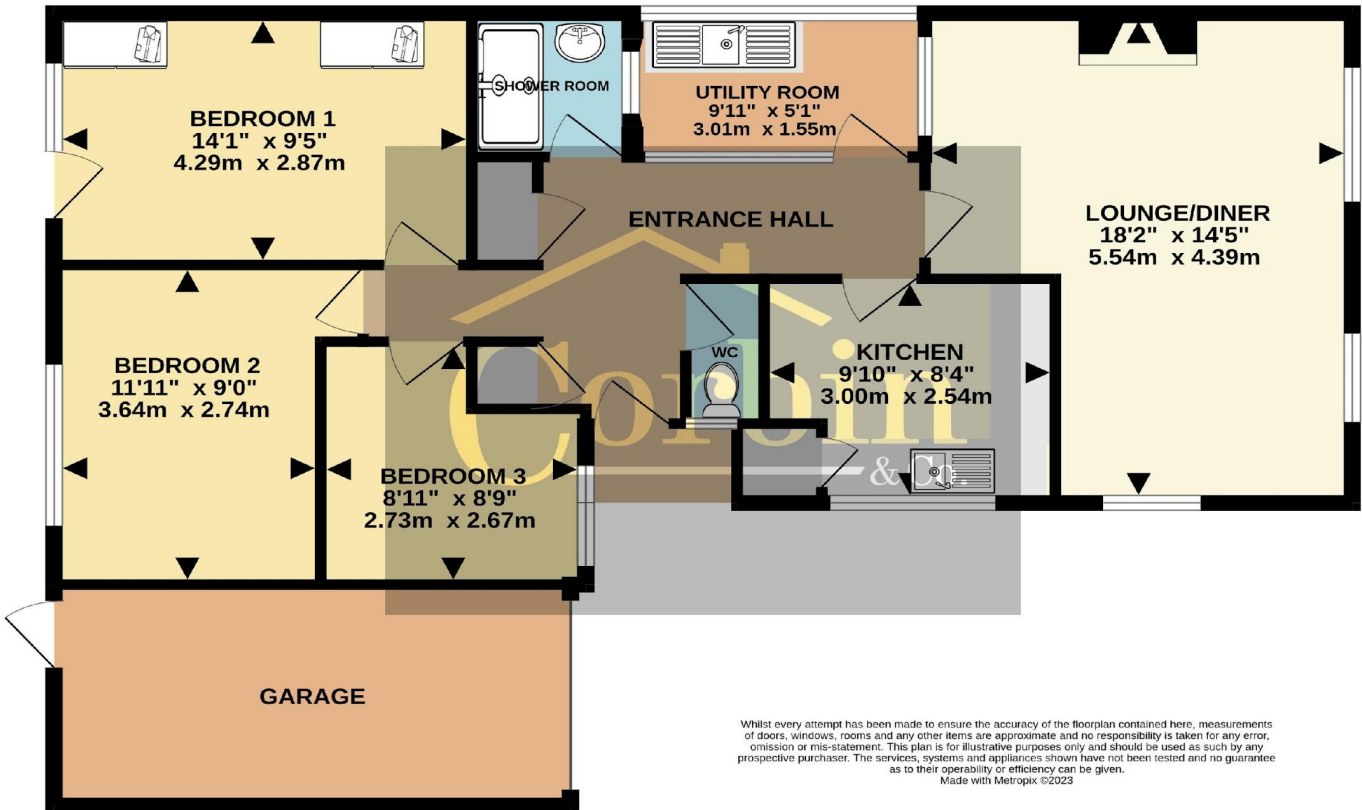


Corbin & Co is delighted to present this exceptional three-bedroom detached bungalow, located on the serene Bear Cross Avenue in the heart of Bournemouth, Dorset. Nestled within a peaceful residential area, this property offers ample living space and holds immense potential to create a truly magnificent family home as is in need of cosmetic modernisation throughout. Positioned perfectly between the vibrant Town Centres of Bournemouth, Poole, and Wimborne, this home benefits from its central location which provides easy access to a diverse range of amenities and excellent bus routes for convenient travel in and out of the town. For all your shopping needs, Castlepoint Shopping Centre, just a short drive away, offers a multitude of stores while Ringwood Road Retail Park is also in close proximity, providing additional shopping facilities for your convenience. Entering the property, you are welcomed by a spacious hallway that seamlessly connects all the rooms. Towards the rear, you will find the three generously proportioned bedrooms, two of which are impressive doubles, offering abundant space for all your furniture needs. The main bedroom is particularly noteworthy, with its large window and single door providing direct access to the delightful rear garden. The family shower room, accompanied by a separate WC, serves these bedrooms perfectly. At the front of the property, a bright and airy lounge/diner awaits, boasting dual-aspect windows that flood the room with natural light, creating a warm and inviting ambiance. This versatile space provides ample room for your freestanding furniture and offers endless possibilities for creating your dream dining & living area. The well-located kitchen, at the heart of the home, provides ample space for all necessary appliances. Completing the internal layout is a convenient utility room, perfectly complementing the practical flow of the property. The rear garden offers a tranquil haven, mainly laid to lawn, and embodies the ideal setting for outdoor recreation and leisure. Additionally, the property features a single garage with an up and over door, providing ample storage space, as well as lighting and power supply. A single door at the rear allows easy access to the garden. This remarkable property stands await to be explored and holds immense potential to become your dream family home. To fully appreciate the endless possibilities it presents, we highly recommend viewing in person. Don't miss out on this incredible opportunity, call us now on 01202 519761 to schedule a viewing.



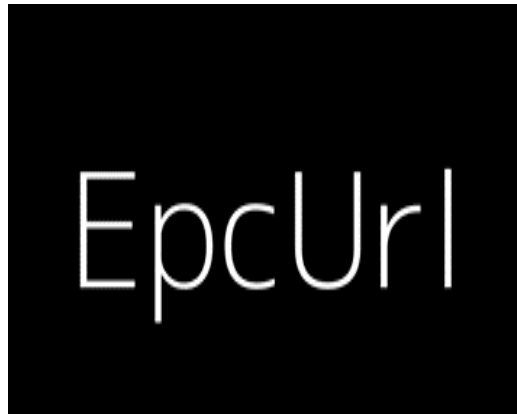


GROUND FLOOR



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.



OPENING HOURS

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



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