

# CRAIGMOOR AVENUE BOURNEMOUTH



£495,000  
FREEHOLD

**paulwatts**

## CRAIGMOOR AVENUE



- VERSATILE 3 DOUBLE BEDROOM CHALET BUNGALOW
- Palmer built bungalow since extended
- LOUNGE AND SEPARATE DINING ROOM
- Original woodblock flooring
- Ground floor bedroom with walk-in wardrobe

VERSATILE 3 DOUBLE BEDROOM CHALET BUNGALOW. Palmer built bungalow since extended to create spacious home over 2 floors. LOUNGE AND DINING ROOM. Bathroom and separate shower room. WIDE DRIVEWAY for ample parking, plus garage. A MUST SEE!

## CRAIGMOOR AVENUE

A VERSATILE THREE DOUBLE BEDROOM CHALET BUNGALOW with spacious accommodation over 2 floors

Originally built as a high quality bungalow by the well known local builders Palmers, it has an EXTENDED DINING ROOM and additional rooms on the first floor

The ORIGINAL WOODBLOCK FLOORING is shown to good effect  
The sitting room is at the front of the property and has a cosy 4 kw woodburner

Double doors from the dining room lead out to the rear garden, and there is a large walk-in storage cupboard

The kitchen has a range of units, and includes integrated fridge/freezer, built under cooker, gas hob and space for washing machine. There is space for table and chairs and the ORIGINAL TERRAZZO FLOORING. A door leads through to rear porch and then to garden

At the front of the property is a double bedroom with walk-in wardrobe  
Completing the ground floor accommodation is a modern bathroom and separate w.c.

Upstairs are TWO DOUBLE BEDROOMS and modern shower room  
N.B. Part sloping ceilings on the first floor but generally very good head height

Windows are UPVC double glazed and heating is provided by a Worcester combi gas boiler in the kitchen (installed 2020)

A WIDE DRIVEWAY provides lots of parking and leads to the DETACHED GARAGE

The rear garden is laid to lawn and patio for easy maintenance and the LARGE SUMMERHOUSE and shed are included

The Castlepoint Shopping Centre and local shops can be found on nearby Castle Lane West, together with bus routes, and it is not far to the Wessex Way at the Cooper Dean junction which is a good route in and out of town

Council Tax Band D

SELLERS HAVE A FORWARD PURCHASE IN MIND WITH NO FURTHER CHAIN

£495,000

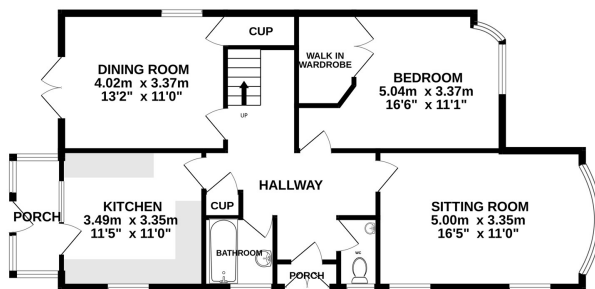
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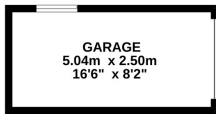
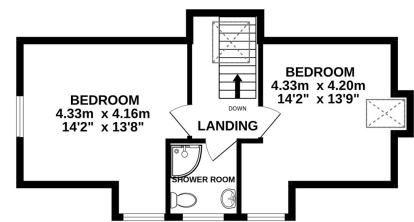
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# CRAIGMOOR AVENUE

GROUND FLOOR  
96.2 sq.m. (1035 sq.ft.) approx.



1ST FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 133.6 sq.m. (1438 sq.ft.) 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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