



Canford Avenue, Bournemouth, Dorset

2  1  1 

Asking Price £325,000

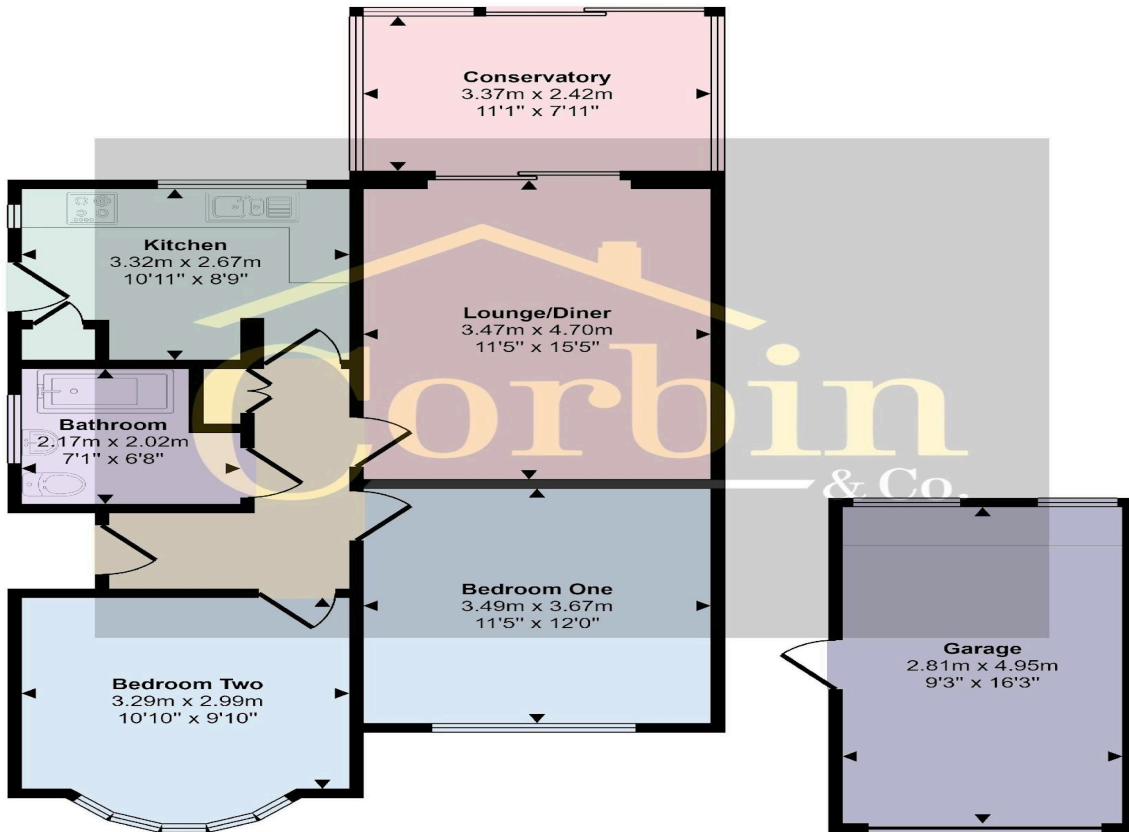


Corbin & Co are delighted to offer for sale this two bedroom detached bungalow with no forward chain, perfectly nestled in the highly desirable location of Canford Avenue in Wallisdown, Bournemouth, Dorset. With its enviable position overlooking the stunning Turbury Common nature reserve, this remarkable property boasts both tranquillity and convenience. As you approach, you'll appreciate the benefits of off-road parking and rear vehicle access, ensuring ample space for your vehicles. A detached single garage adds further practicality to this already superb home. Step through the uPVC double glazed front door, sheltered by a welcoming storm porch, and enter into the inviting L-shaped entrance hall. This central space leads to all other accommodations and provides a useful storage cupboard for your convenience. Bright and airy, the lounge/diner bathes in natural light, creating the perfect space for relaxation and entertainment. Sliding doors elegantly lead through to a conservatory, where you can enjoy breathtaking views of the manicured rear garden, regardless of the weather outside. The kitchen is tastefully designed and overlooks the rear garden, offering a peaceful and picturesque backdrop for your culinary pursuits. Complete with integrated cooker, electric hob, and stainless steel cooker hood, this well-appointed space also features ample room and plumbing for a washing machine, with an additional door opening to the side aspect. Rest well in either of the two generously-sized double bedrooms situated to the front aspect. The main bedroom boasts a charming feature bay window, offering delightful vistas of the adjacent nature reserve. A modern family bathroom awaits, featuring a bath with a shower over, a glazed shower screen, WC, and a convenient pedestal hand basin. With its contemporary style and thoughtful design, it effortlessly combines form and function. Outside, the rear garden provides a captivating retreat, with its serene and well-maintained lawn. A charming patio area extends seamlessly from the property, offering the perfect spot for al fresco dining or simply basking in the fresh air. Winding pathways lead you down the garden to a vegetable produce area, perfect for cultivating your own greens. Additionally, a detached single garage provides secure storage and further convenience. Beyond the elegance of this wonderful property lies a plethora of nearby attractions. This home is ideally situated within easy reach of local shops, buses, supermarkets, and a range of amenities, ensuring all your daily needs are met with utmost ease. The convenience continues as a nearby doctors' surgery stands ready to provide necessary medical assistance. Nature enthusiasts and pet owners will find themselves in paradise with the renowned Turbury Common Nature Reserve just moments away. Explore picturesque walks amidst stunning natural beauty or revel in spirited frolics with your furry friends. For those seeking a vibrant lifestyle, a short drive away awaits the bustling Kinson High Street. Indulge in a variety of eateries, revel in leisure activities offered by the local center, and immerse yourself in inviting coffee shops and the library. Moreover, a nearby retail park promises exciting shopping experiences. This remarkable two-bedroom detached bungalow, in immaculate condition, offers an idyllic lifestyle in a coveted location. Don't miss the chance to make it your own. Contact us now on 01202 519761 to arrange your viewing of this remarkable property.





Approx Gross Internal Area  
83 sq m / 896 sq ft



Floorplan  
Approx 69 sq m / 746 sq ft

Garage  
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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

01202 519761

Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

sales@corbinandco.com

