



house & son

## Craigmoor Avenue

Bournemouth, BH8 9LW

£410,000

- Two Double Bedrooms
- 16'11" x 10'9" Living Room
- Fitted Kitchen
- 21'3" x 7'10" Conservatory
- Detached Garage
- South Facing Rear Garden
- Vacant Possession
- Level Walk to Castlepoint



## HOUSE & SON

House & Son are delighted to be able to offer for sale this detached bungalow. Originally built by well respected local developer Harry J Palmer. The accommodation comprises two double bedrooms, 21ft conservatory, bathroom with separate WC, 16' 11" living room and kitchen. Driveway provides off road parking to detached garage. Other benefits include south facing rear garden and vacant possession. The property is situated in a much sought after residential area being within level walk to Castlepoint shopping centre.

## COVERED STORM PORCH

Part wood glazed door to entrance hall.

## ENTRANCE HALL

Built in airing cupboard housing hot water cylinder and slatted shelves, access to loft, radiator, picture rail, meter cupboard.

## LIVING ROOM

**16' 11" x 10' 9" (5.16m x 3.28m)**

Patio doors lead to conservatory. Two leaded light picture windows to side. Feature fireplace with inset gas flame effect fire. Two radiators, coved ceiling.

## KITCHEN

**10' 11" x 10' 10" (3.33m x 3.3m)**

One and quarter bowl single drainer sink unit inset roll top work surfaces with range of base units and drawers, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven, four ring gas hob with extractor fan above. Further roll top work surfaces with range of base units, wall mounted matching cupboards with downlighters, electric floor heater. Double glazed window to side, glazed panel and arch to conservatory.

## CONSERVATORY

**21' 3" x 7' 10" (6.48m x 2.39m)**

Double glazed and wooden construction. French doors to rear garden, top opener windows, personal door to driveway. Radiator. Power and light. Southerly aspect.

### **BEDROOM ONE**

**14' 4" x 10' 10" (4.37m x 3.3m)**

Double glazed window to front. Radiator. Floor to ceiling range of built in wardrobes.

### **BEDROOM TWO**

**14' 11" x 10' 11" (4.55m x 3.33m)**

Double glazed bay window to front. Radiator. Range of fitted wardrobes.

### **BATHROOM**

Suite comprises panelled bath with built in shower over, pedestal wash hand basin, part tiled walls, double glazed frosted window to side, heated towel rail/radiator, built in cosmetic drawers, mirror and vanity light.

### **SEPARATE WC**

Low level WC. Double glazed frosted window to side.

### **REAR GARDEN**

Patio area abutting property with shallow raised flower borders. The remainder is mainly laid to lawn with various flower and shrub borders, fruit trees, picket fencing enclosing vegetable/fruit garden. The garden is enclosed by fencing and enjoys a southerly aspect. Gate leads to drive.

### **DETACHED GARAGE**

Up and over door.

### **FRONT GARDEN**

Mainly laid to lawn with various flower and shrub borders. Low brick boundary front wall.



## Ground Floor

Approx. 87.7 sq. metres (944.4 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

17610204\_13.13

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

22 Chappell Avenue Bournemouth BH1 3JL	Energy rating <b>D</b>	Valid until 15 January 2026 Certificate 4360-2802-8024-2019-1883
Property type	Detached bungalow	
Total floor area	87 square metres	

## OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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