



Weldon Avenue, Bournemouth, Dorset

3 1 2

Asking Price £425,000



Introducing this delightful detached bungalow, nestled in the sought-after neighbourhood of Bearwood, Bournemouth. Boasting a prime location with easy access to local amenities and transport links, this property presents an exceptional opportunity for a comfortable lifestyle.

As you step into this abode, you are greeted by a generously sized hallway that effortlessly leads you to all the rooms. Offering ample space, this home features three double bedrooms, with the main bedroom enjoying the added luxury of an en-suite shower room.

The large lounge/diner is perfect for both cozy evenings in and entertaining guests, with its double doors providing a seamless transition to a tranquil rear garden. Here, you'll find your own private haven to relax, unwind, and soak up the peaceful ambiance.

Moreover, the modern kitchen boasts ample work surfaces and space for appliances, ensuring ease and convenience in your culinary endeavors. Additionally, a modern bathroom caters to all your needs with both shower and bathtub.

Stepping outside, the property reveals a private and secluded rear garden, complemented by a sizable outbuilding.





This versatile space offers numerous possibilities, whether you envision it as an office, a gym, or simply for storage purposes. Furthermore, ample off-road parking awaits you at the front, ensuring convenience and providing a warm welcome to guests.

Positioned within the revered community of Bearwood, this bungalow offers more than just comfort and tranquility. In close proximity, you'll find an array of local shops, a convenient co-op, a tempting fish and chip shop, as well as a well-equipped doctors surgery. Commuters and explorers alike will benefit from the nearby bus routes to Bournemouth and Poole, connecting you effortlessly to vibrant town life and stunning seaside vistas.

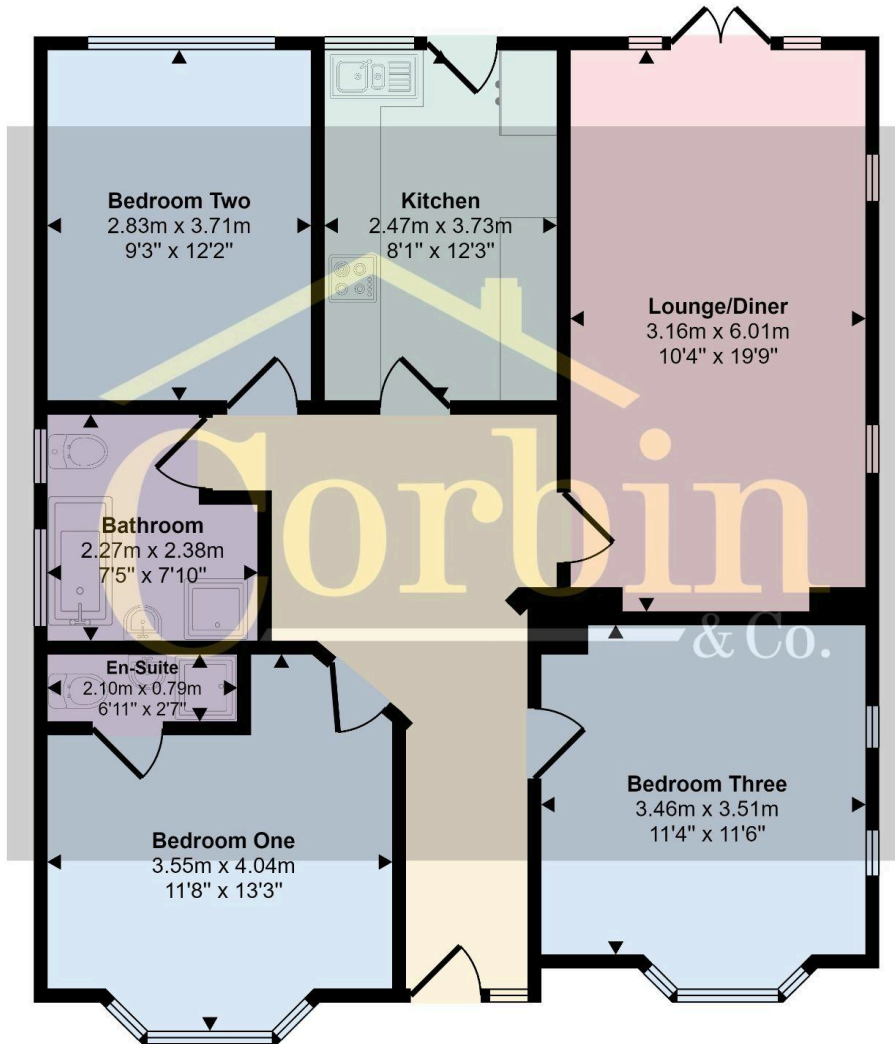


Summing up, this well-presented detached bungalow presents a fantastic opportunity to become part of the Bearwood community in beautiful Bournemouth. With its thoughtfully designed layout, spacious rooms, private garden, and convenient location near major amenities, this property is truly a gem.

Don't miss the chance to view this exceptional home – book your viewing today, and venture into a world of comfort and convenience.



Approx Gross Internal Area
87 sq m / 939 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

