

NORMANHURST AVENUE

QUEENS PARK



£495,000
FREEHOLD

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NORMANHURST AVENUE QUEENS PARK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- SPACIOUS 2 BEDROOM QUEENS PARK BUNGALOW
- Ready to move into but POTENTIAL TO IMPROVE/EXTEND
- Close to open space of both Queens Park and Strouden Park
- Large Lounge/Dining Room
- Both bedrooms double size, 1 with built-in wardrobes

NO FORWARD CHAIN. Spacious 2 double bedroom bungalow, with much POTENTIAL TO IMPROVE/EXTEND. In popular avenue close to open space of Queens Park and Strouden Park. Steps lead down to lovely rear garden with LARGE SUMMERHOUSE.

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OFFERED WITH NO FORWARD CHAIN

Spacious 2 double bedroom bungalow which whilst ready to move into, has much potential to improve/extend
In popular Normanhurst Avenue, close to the open space of both Queens Park and Strouden Park
Rooms all lead off a spacious hall, with storage cupboard and airing cupboard with hot water cylinder
A LARGE LOUNGE/DINING ROOM at the front of the bungalow is a lovely size room
A wide galley-style kitchen is fitted with a good range of units and has integrated washer/dryer and space for slide-in cooker and fridge/freezer
Both bedrooms are double size, and Bedroom 1 has FITTED WARDROBES to one wall
The bathroom has a pale coloured suite of wash basin and bath with Mira shower over and there is a separate w.c.
Steps to the side LEAD DOWN TO THE LOVELY REAR GARDEN which has a paved terrace, large lawn and an abundance of mature shrubs
THE LARGE SUMMERHOUSE will remain
At the front a paved drive provides parking space and leads to the INTEGRAL GARAGE (with remote-opening door)
The rest of the front garden is paved for easy maintenance
Windows are white aluminium double glazed and heating is gas fired (Worcester boiler in the kitchen)
Several neighbouring properties have been extended, including roof conversions, and there is scope here for similar, subject to any consents required
The Queens Park area of Bournemouth is very popular. It is centred around the OPEN SPACE of the park itself and there are other excellent leisure opportunities nearby
The Wessex Way provides an easy route in and out of town, and Castlepoint Shopping Centre on Castle Lane has a good range of multiple stores there is a direct footpath a short walk away from the house
Council Tax band: E
OPPORTUNITY TO ACQUIRE A HOME WITH GREAT POTENTIAL

£495,000

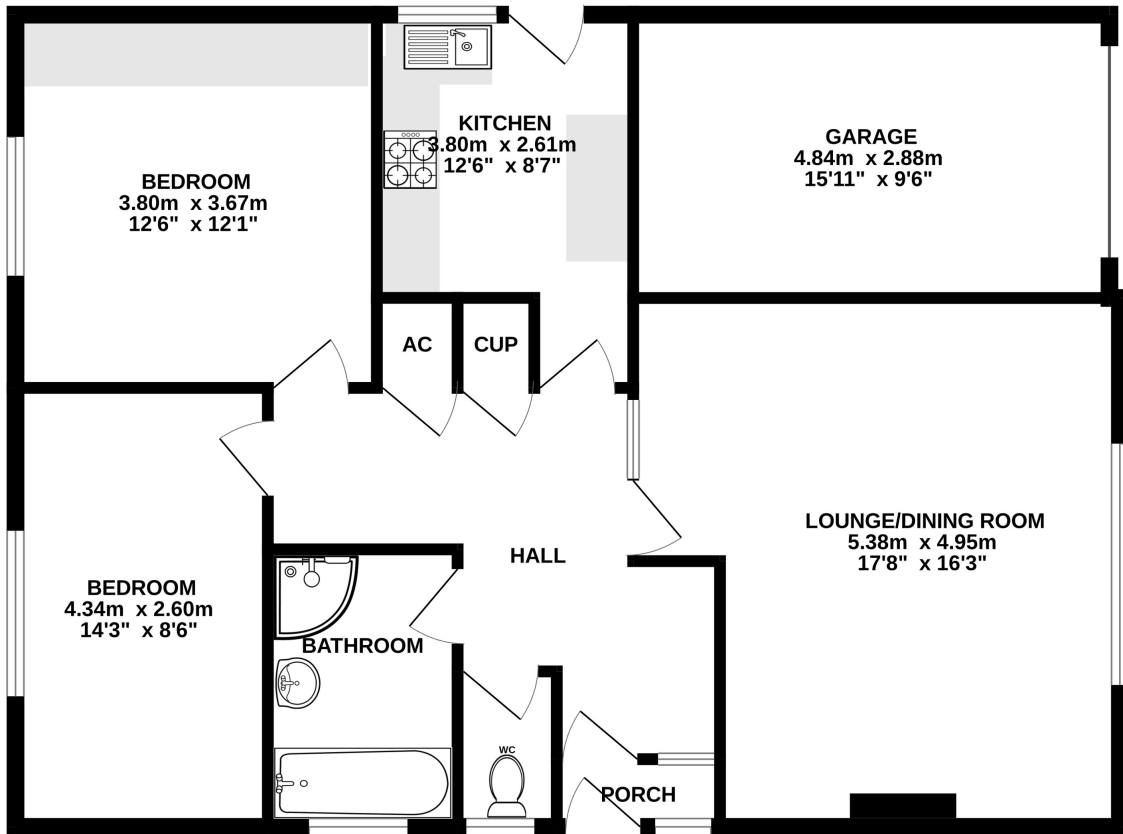
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GROUND FLOOR
92.3 sq.m. (993 sq.ft.) approx.



TOTAL FLOOR AREA : 92.3 sq.m. (993 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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