



Queen Mary Avenue, Bournemouth, Dorset

3 2 1

OIEO £425,000



Corbin & Co are delighted to offer for sale this substantial family home which offers a low maintenance garden, two reception rooms, kitchen/breakfast room, and three bedrooms which are serviced by a modern bathroom. Situated on a popular residential street in BH9 close to Malvern Park and Moordown bowling Club, within easy reach of Winton & Moordown High Streets with their wide selection of local shops, eateries, and local amenities, along with great bus connections to Bournemouth University. There are also an excellent selection of nearby primary and secondary schools.

From the road the property stands behind a block built wall with double wrought iron gates providing access to the block paved driveway and off road parking. As you enter through the entrance porch a welcoming hallway greets you and draws you into the property. Stairs rise up to the first floor and doors lead to all of the ground floor accommodation.

The kitchen/breakfast room enjoys a dual aspect overlooking the side and rear garden with a door leading out. There is a range of storage cupboards, plenty of work top space including a breakfast bar, and space for a range of kitchen appliances. A particular feature is a useful pantry, which could be changed into a ground floor WC if required. Adjacent to the kitchen is a dining room, which has a window overlooking the garden. There is ample space for family dining and hosting dinner parties. There is huge potential if needed to create an open plan style kitchen/diner. Overlooking the frontage from its bay window is a formal lounge, which has a focal point fireplace. What is lovely about the property is the high ceilings and picture rails that retain some of the original character.

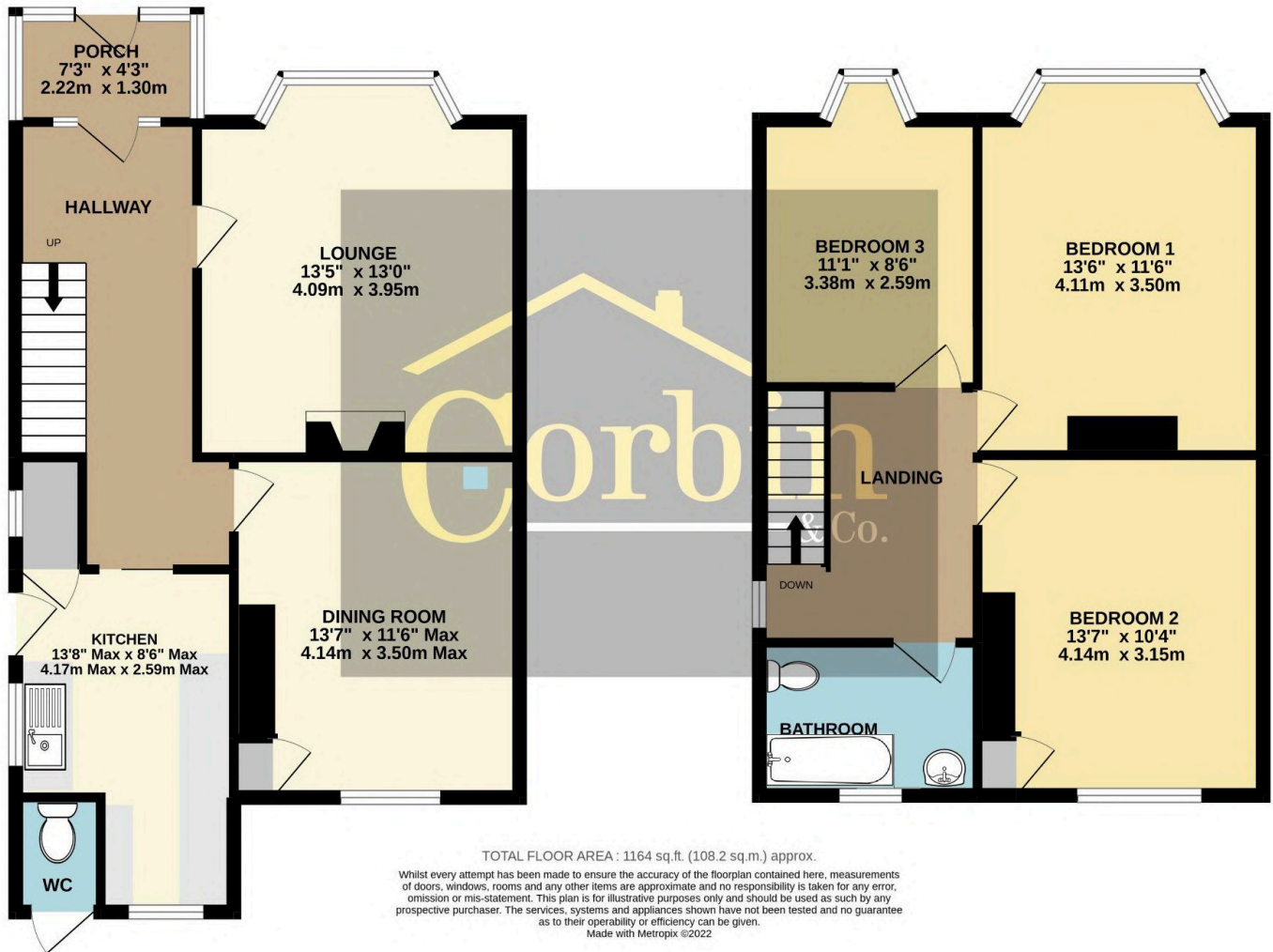
As you ascend to the first floor, what is noticeable is how spacious the landing is which could provide for a loft extension subject to planning. There are doors, which lead to all of the first floor accommodation. The main bedroom enjoys a sunny outlook to the front from a feature bay window. The room offers copious amounts of space for a range of bedroom furniture. The second bedroom is another nice sized double room, which enjoys an outlook over the rear garden. The third bedroom is a really good-sized single room and has a feature bay style window looking out to the front. These are serviced by a modern bathroom with a pedestal hand basin and WC.

The rear garden can be accessed from the kitchen or via a up and over garage door at the front of the driveway. It has been hard landscaped for ease of maintenance. The block paving carries on from the front, up the side and abuts the rear of the property providing the perfect area for alfresco dining or outdoor entertaining. The remainder of the garden is laid to shingle and paving. There is a timber potting shed, single garage and a useful outdoor gardeners loo.

This property has so much to offer, to book an appointment please call us on 01202 519761.

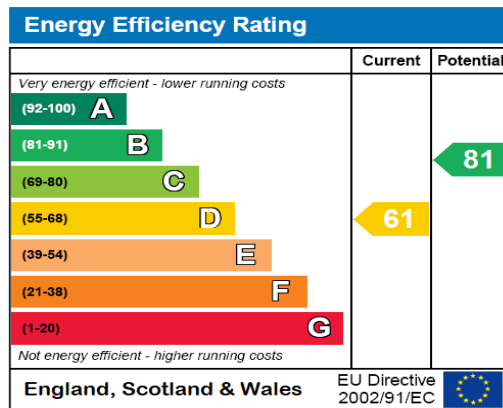






Energy Performance Certificate

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.



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

