



Cudnell Avenue, Bournemouth, Dorset

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Asking Price £325,000



Corbin & Co are delighted to offer for sale this charming semi-detached bungalow nestled in a tranquil cul-de-sac location in BH11. This delightful property boasts a driveway providing ample off-road parking and an oversized single garage.

The frontage is thoughtfully landscaped for low maintenance, with select planting adding a touch of greenery. Upon entering, you will find two inviting bedrooms at the front of the property.

The main bedroom is a spacious double room featuring a bay window and fitted sliding door mirrored wardrobes. Additionally, there is a generous sized single bedroom and a convenient shower room with a double-sized cubicle, hand basin, and WC.

The centrally located kitchen is equipped with a range of matching shaker style wall and base units, complemented by contrasting work surfaces and space for a range of freestanding white goods. A door with windows either side leads into a useful porch, providing access to the beautifully maintained garden.

The lounge/diner spans the full width of the property and features a cozy fireplace and flows seamlessly into the light-filled conservatory, offering tranquil views of the garden. For additional flexibility, a pull-down loft ladder leads to a loft room with a Velux window, perfect for a home office/study/craft/hobbies or additional living space.

Outside, the established mature garden is a peaceful retreat, featuring a lawn area, flowerbed borders, greenhouse, timber shed, and summerhouse. There are also raised beds and paved areas, with gated access to the front of the property.

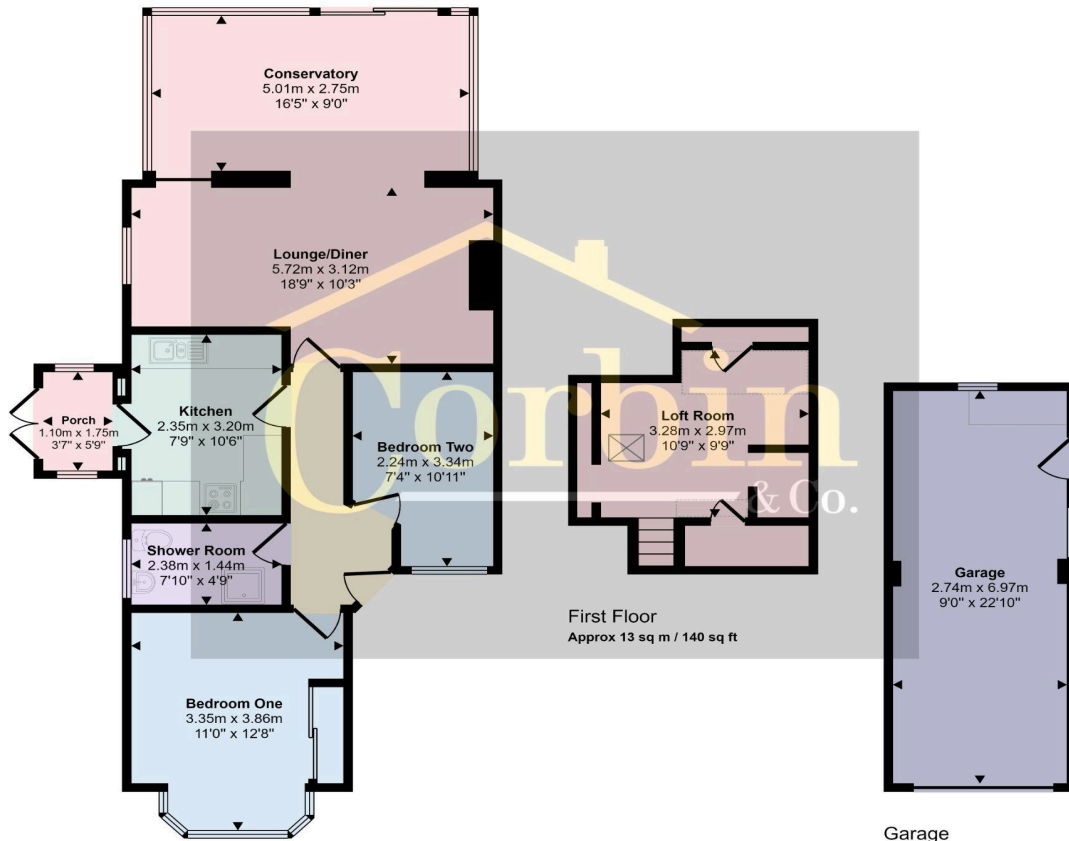
Located within easy reach are local amenities including shops at Anchor Road and Kinson High Street, offering a variety of eateries, coffee shops, supermarkets, a library, and a leisure center. For those seeking retail therapy, Turbury retail park is just a short drive away, with a selection of high street retailers, DIY stores, and supermarkets.

Don't miss the opportunity to make this lovely property your new home. Contact us today on 01202 519761 to arrange a viewing.





Approx Gross Internal Area
102 sq m / 1103 sq ft



Ground Floor
Approx 70 sq m / 757 sq ft

First Floor
Approx 13 sq m / 140 sq ft

Garage
Approx 19 sq m / 206 sq ft

Denotes head height below 1.5m

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.



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

