



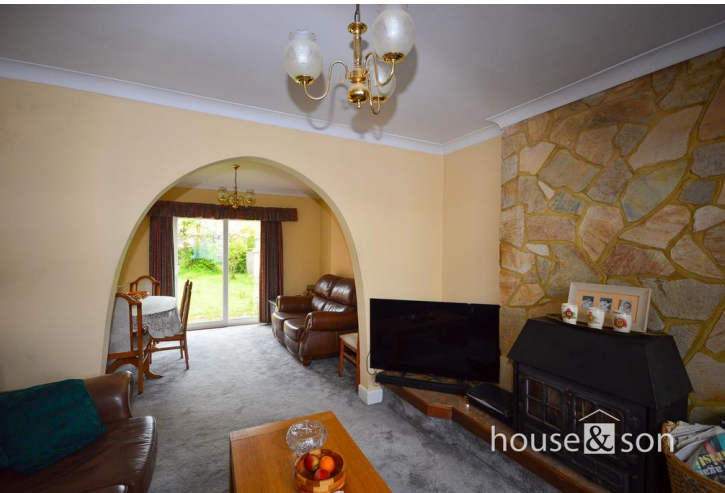
house & son

Broughton Avenue

Bournemouth, BH10 6HY

£425,000

- Substantial Detached Family Home
- Lounge Through Diner
- Three First Floor Bedrooms
- Southerly Aspect Rear Garden
- Garage and Off Road Parking
- Good School Catchments
- Seller Suited



HOUSE & SON

Situated on a tree-lined avenue in one of Bourne mouth's premier locations. This desirable property is an ideal home for a family looking to make a house their own. With three good-sized bedrooms, a spacious lounge through to diner, a well-proportioned galley kitchen, a driveway to garage and a south-facing garden, this property has all the ingredients to be that forever home.

Within the vicinity is the renowned Hill View Primary School, local shops, including a cafe, Doctors Surgery, Redhill Park, public bus routes and a public house. Slightly further afield, but all within a ten-minute cycle ride, is the River Stour Nature Reserve, Winton & Glenmoor Secondary Academies, Bourne mouth University, Arts University Bourne mouth and Winton High Street.

The property has a short, complete chain as the seller has found their next home. We anticipate a strong interest in this house, so please register your interest today to avoid disappointment.

RECESSED STORM PORCH

UPVC double-glazed front door, with borrowed light windows to the side, leaded glass.

RECEPTION HALLWAY

12' 5" x 6' 6" (3.78m x 1.98m)

A spacious reception hallway, with stairs to the first floor and a storage cupboard underneath, a radiator and access into all principal rooms.

LOUNGE

12' 7 into bay" x 12' 3 into chimney recess" (3.84m x 3.73m)

UPVC double-glazed bow bay window to the front, with radiator underneath, a feature stone wall with timber hearth underneath, wrought iron wood burner, arch way through to;

DINING ROOM

11' 4" x 11' 2 into chimney recess" (3.45m x 3.4m)

UPVC double-glazed sliding doors with an outlook and access to the south-facing garden. Radiator.

KITCHEN

14' 1" x 7' 3" (4.29m x 2.21m)

UPVC double-glazed window and door to the side, UPVC double-glazed window to the rear. Range of fitted base and wall mounted units, with spaces for necessary appliances.

FIRST FLOOR LANDING

UPVC double-glazed window to the side.

BEDROOM ONE

13' 0 into bay" x 11' 5 into recess" (3.96m x 3.48m)

UPVC double-glazed bow bay window to the front, radiator underneath.

BEDROOM TWO

11' 4" x 11' 3 into recess" (3.45m x 3.43m)

UPVC double-glazed window to the rear, with an outlook over the south-facing rear garden.

BEDROOM THREE

7' 5" x 7' 4" (2.26m x 2.24m)

UPVC double glazed window to the side. Radiator.

BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m)

White three-piece suite comprising bath with side panel, low-level WC and a pedestal wash hand basin. Airing cupboard, towel rail, tiled walls, vinyl floor and an obscure UPVC double-glazed window to the side.

OUTSIDE FRONT

Brick boundary walls, with a driveway to the side, remainder laid to lawn.

GARDEN

A mature south-facing garden, fence enclosed, with a variety of plants and shrubs. Greenhouse. And access to garage.

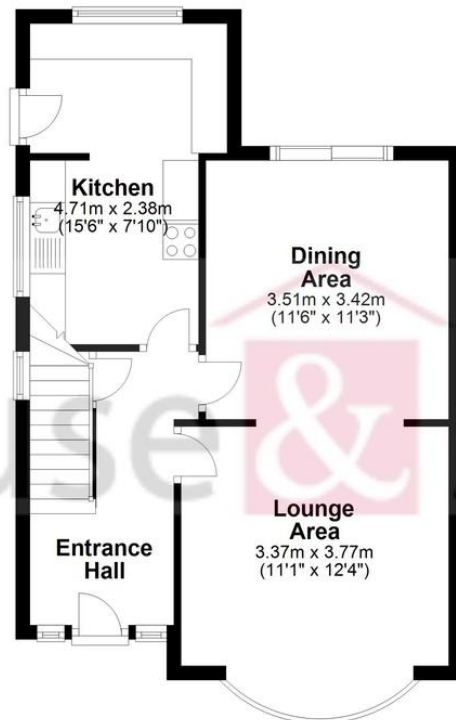
GARAGE

Detached garage with an up-and-over door, door and window to the side, light and power, and ample storage provision.



Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 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 (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Energy performance certificate (EPC)

Energy rating	Valid until
D	1 May 2034

Property type: Detached house
Total floor area: 89 square metres

OFFICE

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