



Headswell Avenue, Bournemouth, Dorset

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Asking Price **£365,000**



Corbin & Co proudly present this charming two-bedroom detached bungalow in the desirable Ensbury Park, BH10. The property boasts a spacious garden, ample off-road parking, and a versatile home office/study/utility room. Conveniently located within walking distance to Hill View School and close to Redhill Park, it offers easy access to Bournemouth Town Centre, local amenities, transport links, and is within a good school catchment area.

Upon arrival, the property is framed by a rendered wall with close panel fencing, a lawned front garden with select shrubs, and a tarmac driveway providing ample off-road parking. A gated side access leads to the rear garden.

Inside, the welcoming entrance hallway provides space for shoes and coats and connects to all rooms. The modern kitchen features high gloss base and eye-level units with low profile work surfaces, space and plumbing for a washing machine and tumble dryer, and an integrated cooker with a four-ring gas hob. A uPVC double glazed window overlooks the side aspect, and a door leads to the gated side pathway, providing access to the front and back gardens.

At the rear of the property, the light and airy full-width lounge/diner offers an ideal space for entertaining and relaxing, with ample room for both living and dining furniture. Double glazed doors open to a conservatory, offering additional reception space with views over the rear garden and double doors leading to a large patio area.

The main bedroom is a spacious double with a large bay window to the front aspect and fitted wardrobes. The second bedroom features dual aspect windows to the front and side. The contemporary bathroom includes a WC, wash hand basin with vanity storage, and a bath with an overhead shower.

A standout feature is the study/office/utility room on the side of the property, accessible from the rear garden. This versatile space includes a single bowl stainless steel sink with mixer taps and can be customized to suit various needs. There is also connections for a washing machine.

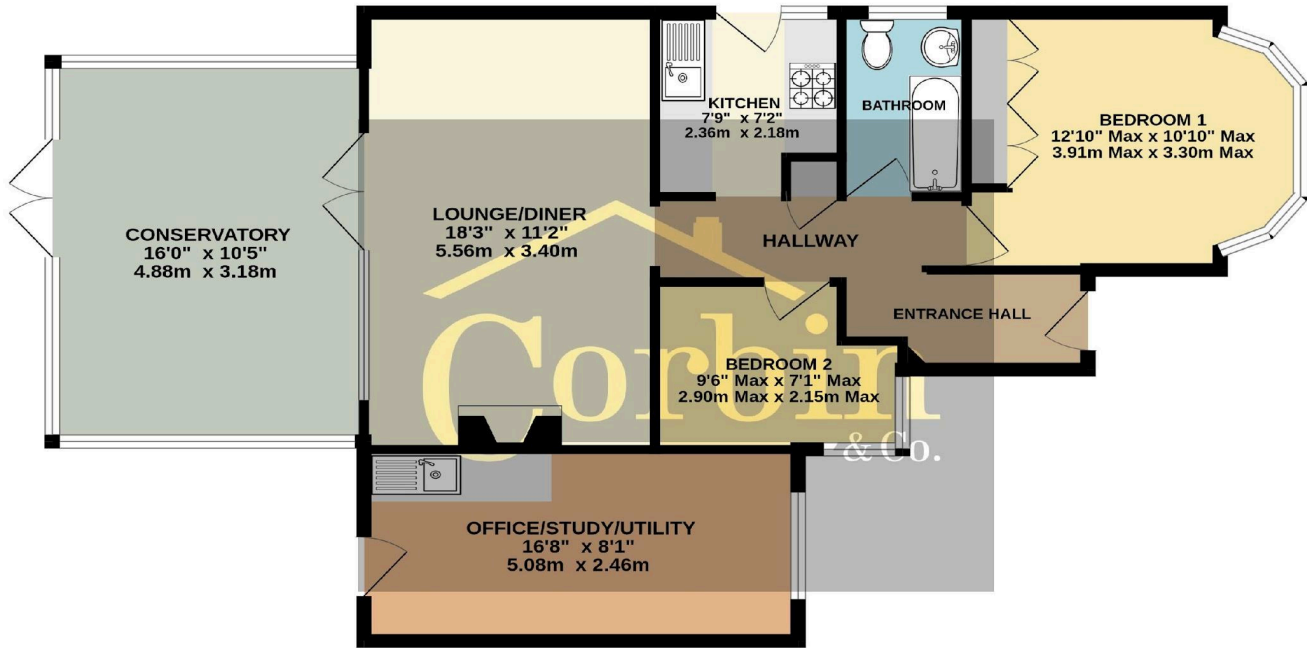
The generous rear garden, with its sunny westerly aspect, is perfect for outdoor enjoyment and entertaining. It features a large shingle area, artificial lawn, flower bed borders, and a hard-standing area ready for a summer house or additional storage, thanks to the existing armored cable run.

To arrange a viewing, please call us on 01202 519761.





GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) 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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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
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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