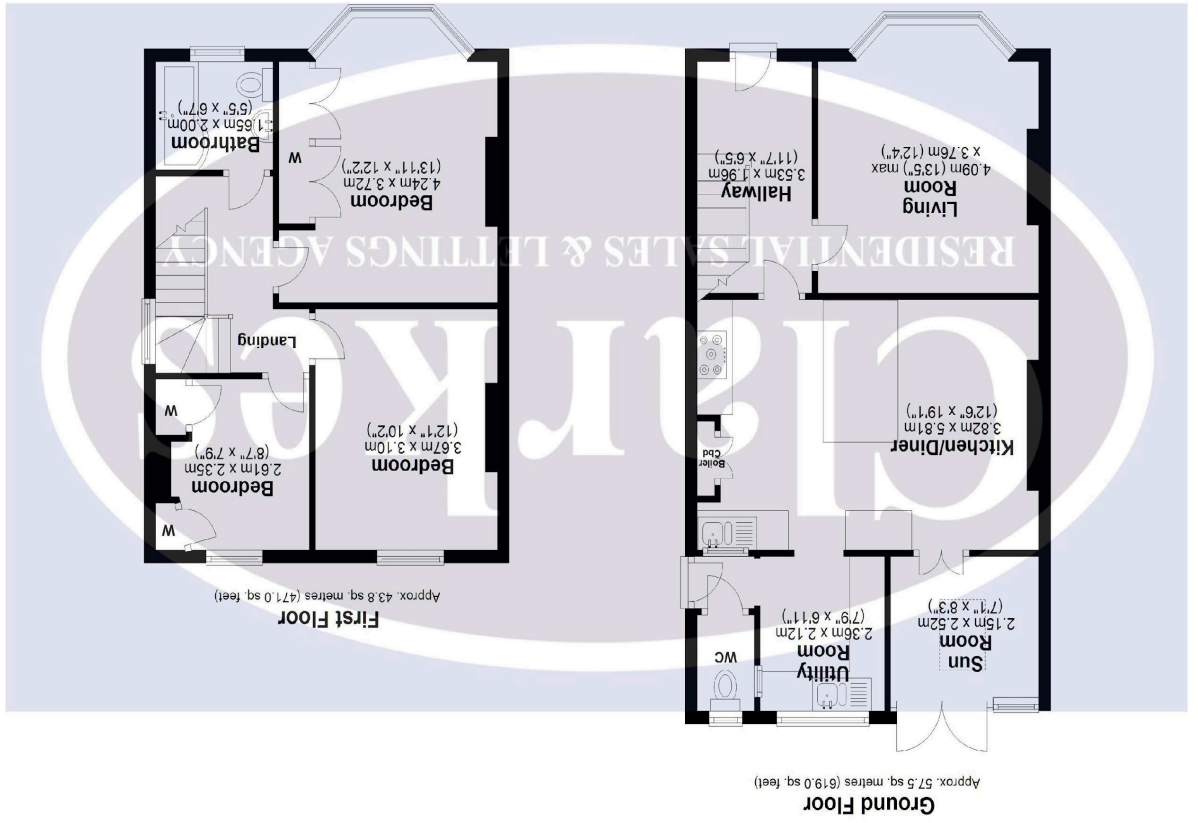


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt.

Total area: approx. 101.3 sq. metres (1089.9 sq. feet)



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Queen Mary Avenue, Bournemouth, Dorset



17 Queen Mary Avenue, Bournemouth, Dorset



A well-presented three-bedroom detached house featuring a south-facing large garden, family-sized kitchen-diner, utility room, two bathrooms, and off-road parking.

Situated on the sought-after Royal Avenue, this property is conveniently located near parks, transport links, shops, grammar schools, and the outstanding-rated Glenmoor and Winton Academies—perfect for families looking for space and easy access to local amenities.

The Key Points for you:

*Spacious Lounge: Carpeted with bay windows featuring fitted blinds, complemented by a Victorian-style feature fireplace.

*Kitchen-Diner: Designed for modern living, the kitchen includes:

Granite worktops throughout, including an island/breakfast bar with storage and matching barstools.

Gloss-finished cupboards, integrated appliances (dishwasher, fridge freezer), and a range cooker with a double oven, grill, and 5-ring gas hob with griddle. Boiler is approximately one year old with a 10 year warranty

*Sunroom: Double wooden doors lead to a bright sunroom, opening onto a low-maintenance south-facing family garden through double-glazed French doors.

*Utility Room: Features a stainless steel sink, space for a washing machine and tumble dryer, ample storage, a Velux window, and access to a convenient WC and side entrance leading to the garden.

*South-Facing Garden: A low-maintenance outdoor space with raised beds made from railway sleepers, a powered shed, and a secluded seating area.

*Bathroom: Includes a P-shaped bath with a thermostat shower, vanity sink with storage, and a modern WC.

*Bedrooms: Three well-sized bedrooms, including two doubles and a spacious single.

*Additional Features: Double glazing throughout, gas central heating, and off-road parking.

ROYAL AVENUE - THREE-BEDROOM DETACHED FAMILY HOUSE

SOUTH-FACING LARGE GARDEN

FAMILY-SIZED SOCIAL KITCHEN-DINER

UTILITY ROOM AND TWO BATHROOMS

OFF-ROAD PARKING

NEAR GRAMMAR SCHOOLS AND OUTSTANDING GLENMOOR/WINTON ACADEMIES

CLOSE TO PARKS, TRANSPORT LINKS, AND SHOPS

CHARACTER PROPERTY

SUNROOM

INTEGRATED APPLIANCES and RANGE stove

Council Tax Band C

Asking Price £425,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.