



## 91 King John Avenue, Bearwood, Bournemouth BH11 9RZ

Offered for sale with No Forward Chain, a three bedroom semi-detached home situated in this popular and convenient location and benefiting from two reception rooms, a conservatory and ground floor cloakroom.

**EPC: 70 Council Tax Band: C Price: £349,950 Freehold**







## Key Features

- NO FORWARD CHAIN
- GOOD SIZE RECEPTION HALL
- SEPARATE DINING ROOM / BEDROOM 4
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL AMENITIES
- GOOD ROAD LINKS TO POOLE & BOURNEMOUTH

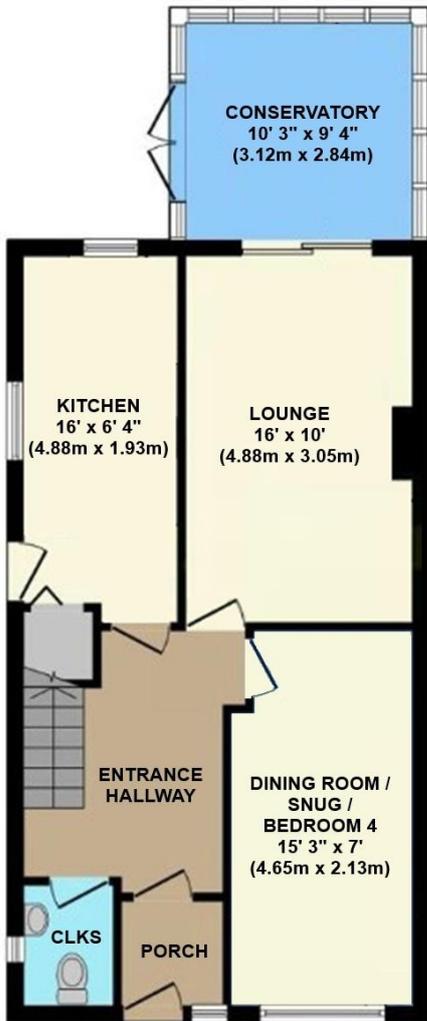
## The Property

Situated in an established residential location is this good size, three bedroom, semi-detached home. Within walking distance are a number of local amenities, and good road links provide easy access to Poole, Bournemouth and Wimborne.

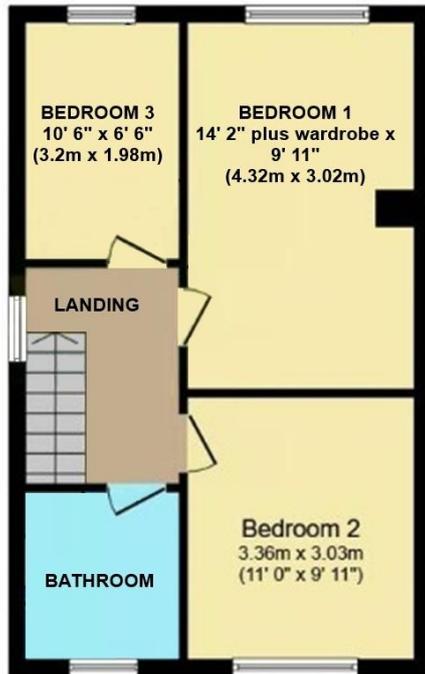
The property benefits from double glazing and gas fired central heating (boiler replaced within the last four years) and the accommodation comprises of an entrance porch leading to a good size reception hall with a ground floor cloakroom, a lounge opening into a conservatory overlooking the rear garden, a separate dining room, which

could be used as a fourth bedroom or snug, and a kitchen. To the first floor there is access to a largely boarded loft space and two very good size bedrooms and a third single room and a family bathroom.

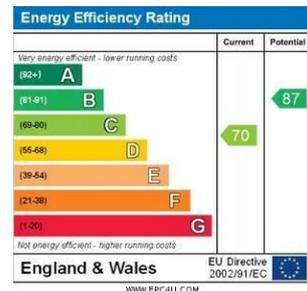
A driveway provides off road parking for two vehicles, there is a side lean-to which then gives access to the rear garden, which has been laid to patio and lawn and fully enclosed by panelled fencing and has a timber built shed which is less than four years old and in good condition.



GROUND FLOOR



FIRST FLOOR



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that 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. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline 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.

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