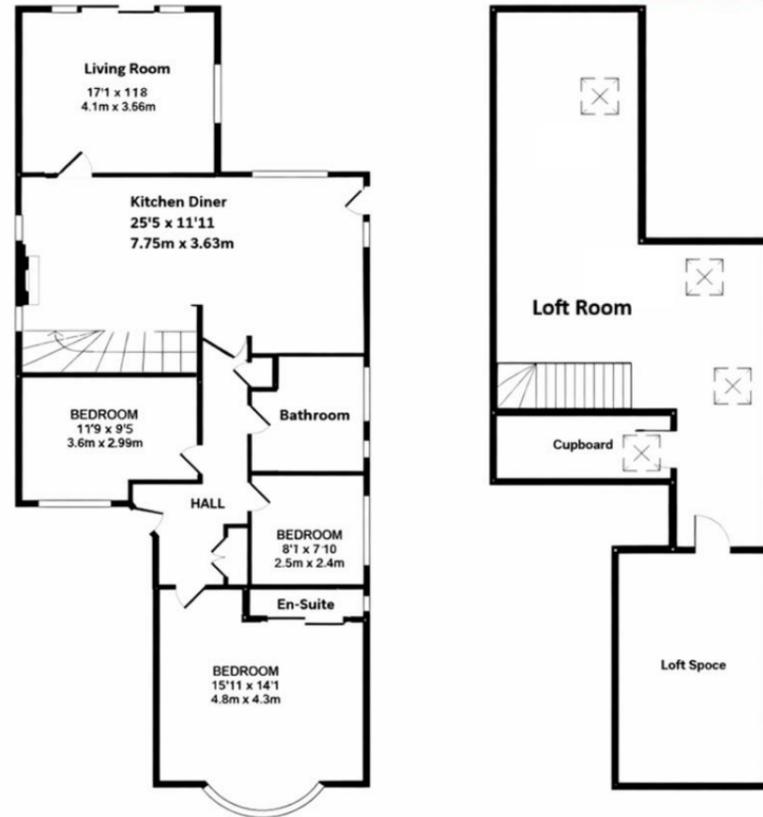


Property Location Northbourne



Total Area: 127.32 m² ... 1370.44 ft²

All measurements are approximate for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Avebury Avenue , Northbourne,

£475,000



Sought After Area

Bungalow

Detached

Garage

Driveway

Stunning Condition

Great Garden

Loft Room With Area For En-Suite



Why you'll like it

Situated in the highly sought-after residential area of Northbourne, this beautifully presented three-bedroom detached bungalow offers exceptional versatility, generous living space, and superb potential for further enhancement.

The property is in fantastic condition throughout and has been thoughtfully maintained, providing a comfortable and stylish home ready for immediate occupation. A particular feature of note is the spacious loft room, which has been converted and is currently utilised as additional living accommodation. While technically remaining a loft space, it offers excellent scope to be formally approved as a fourth bedroom, with ample opportunity to incorporate an en-suite subject to the necessary permissions.

The accommodation is well-balanced, with a welcoming layout that includes a bright and airy reception room positioned to the rear of the property, creating a wonderful space for both relaxing and entertaining while enjoying views over the garden. The kitchen and living areas flow seamlessly, enhancing the overall sense of space and practicality.

Externally, the property continues to impress with a generous and well-maintained rear garden, ideal for families and outdoor living. To the front, there is a private driveway providing off-road parking, in addition to a garage offering further storage or secure parking.

Avebury Avenue is a particularly desirable location, known for its quiet surroundings and convenient access to local amenities, transport links, and well-regarded schools, making it an ideal choice for a range of buyers.

This is a rare opportunity to acquire a versatile and beautifully kept home in a prime Northbourne location, with the added benefit of future potential to further increase both space and value.

Agent Notes
 Tenure - Freehold
 Council Tax Band - D
 EPC - C
 Driveway and Garage

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

