



Connells

Normanhurst Avenue
Bournemouth



Property Description

An excellent opportunity to acquire a two-bedroom detached bungalow, pleasantly situated on Normanhurst Avenue and offered to the market as a probate sale with no onward chain.

Now in need of modernisation, this property presents huge potential for buyers looking to update, extend, or redesign to their own taste (subject to permissions).

The accommodation includes two well-proportioned double bedrooms, a spacious main living area, and a traditional layout ideal for reconfiguration.

Externally, the property benefits from both front and rear gardens, providing attractive outdoor space with scope for landscaping or further improvements.

Practical features include off-road parking and a garage, adding valuable storage and convenience.

Vacant and ready for immediate progression, this property represents a fantastic project opportunity in a sought-after residential location.

Entrance Porch

11' 10" x 6' 2" (3.61m x 1.88m)

Side aspect single glazed window, brick tiled flooring, exposed timber beams

Entrance Hall

radiator, loft access with fold down ladder, airing cupboard with heated emersion cylinder, additional storage cupboard

Cloakroom

WC, Side aspect single glazing, tiled flooring half tiled walls

Lounge

19' 4" x 11' 11" (5.89m x 3.63m)

two side aspect double glazing, front aspect single glazing, rear aspect single glazing, radiator below front and rear window, stairs up to a loft hatch and loft room, feature gas fireplace

Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)

radiator, tiled walls, vinyl flooring, serving hatch into lounge, rear aspect single glazed window, timber framed, rear aspect door, small built in seating area, base kitchen units, gives access to balcony and rear garden, conventional boiler in cupboard

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m)

front aspect single glazed window, timber framed, radiator below, built in wardrobes

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

rear aspect single glazing, timber framed, radiator below, built in storage cupboards

Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

side aspect single glazing, wet room, electric shower, vinyl flooring, radiator, wash hand basin

Lower Conservatory

11' 4" x 5' 7" (3.45m x 1.70m)

lower ground, currently used for storage of garden appliances

Loft Space

Front aspect single glazed windows, two separated areas for storage, fully boarded, two rear aspect single glazed velux windows

Front Garden

tarmac path to front door, planting beds, lawn space, brick boundary wall, gated parking

Rear Garden

Concrete steps down from the back door, left and right hand access, patio area, wood store, rear access gate to Mallard Park

Parking

Driveway with dropped kerb for 2-3 cars

Garage

integral garage underneath the property driveway leading down to (no access)

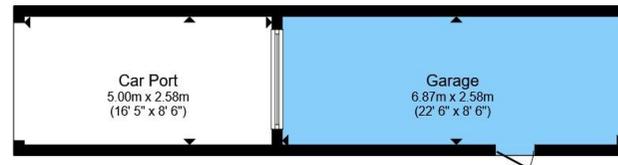








Floor Plan



Outbuilding

Total floor area 128.1 m² (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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689 Wimborne Road
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307670



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