

QUEENS PARK AVENUE

BOURNEMOUTH



£625,000
FREEHOLD

paulwatts

QUEENS PARK AVENUE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- A GREAT PROJECT WITH NO FORWARD CHAIN
- Situated on prestigious tree lined avenue
- SOUTH FACING REAR GARDEN with mature fruit trees
- 3 DOUBLE bedrooms with dressing room and en-suite to MASTER
- 2 main reception rooms

A GREAT PROJECT! Detached 3 DOUBLE bedroom house on premier QUEENS PARK AVENUE. SOUTH FACING rear garden. 2 main reception rooms. INTEGRAL GARAGE. MASTER BEDROOM with dressing room and en suite shower. SO MUCH POTENTIAL and NO FORWARD CHAIN

QUEENS PARK AVENUE

Situated on a prestigious tree-lined avenue, this property has been in the same ownership for some 30 years, and whilst clearly well cared for over the years, it now offers SO MUCH POTENTIAL to bring it more up to date. There is room to extend as well, subject to consent.

Set back from the road on a lovely, wide plot with a favoured SOUTH FACING REAR GARDEN

At present there are 2 main reception rooms, with the lounge having doors out to the garden

The dining room is adjacent to the kitchen, so the rooms could be combined.

The kitchen has fair amount of older units, with more modern Bosch electric hob and double oven, perfectly fine to use while you make plans for the future

Ground floor accommodation is completed by entrance hall with coats and storage cupboards and downstairs w.c.

All the 3 bedrooms are double size, but the MASTER BEDROOM is a particularly good size, with adjacent dressing room and en suite shower. A bathroom with coloured suite (including shower cubicle) and separate w.c. serve the other 2 bedrooms

Most windows are UPVC double glazed and gas central heating is provided by a Worcester boiler located in the kitchen

Fascias and soffits have been upgraded to UPVC too

The rear garden is a great feature, with crazy paved patio and lawn.

There are 2 sheds, a greenhouse and a summerhouse, and several MATURE APPLE TREES

There is a driveway to the INTEGRAL GARAGE and the front of the house features a fabulous WEEPING WILLOW TREE

Nearby Charminster Road has a variety of smaller shops, restaurants and cafes, whilst all the usual retail outlets can be found at Castlepoint on Castle Lane West

Bournemouth town centre is approx. 3 miles distant, offering a wider choice of shops and restaurants, as well as the Blue Flag beaches, whilst the nearby Wessex Way offers an easy route in and out of town

Queens Park is especially popular with families due to the high quality schools in the area, including Park School and the two Bournemouth grammar schools.

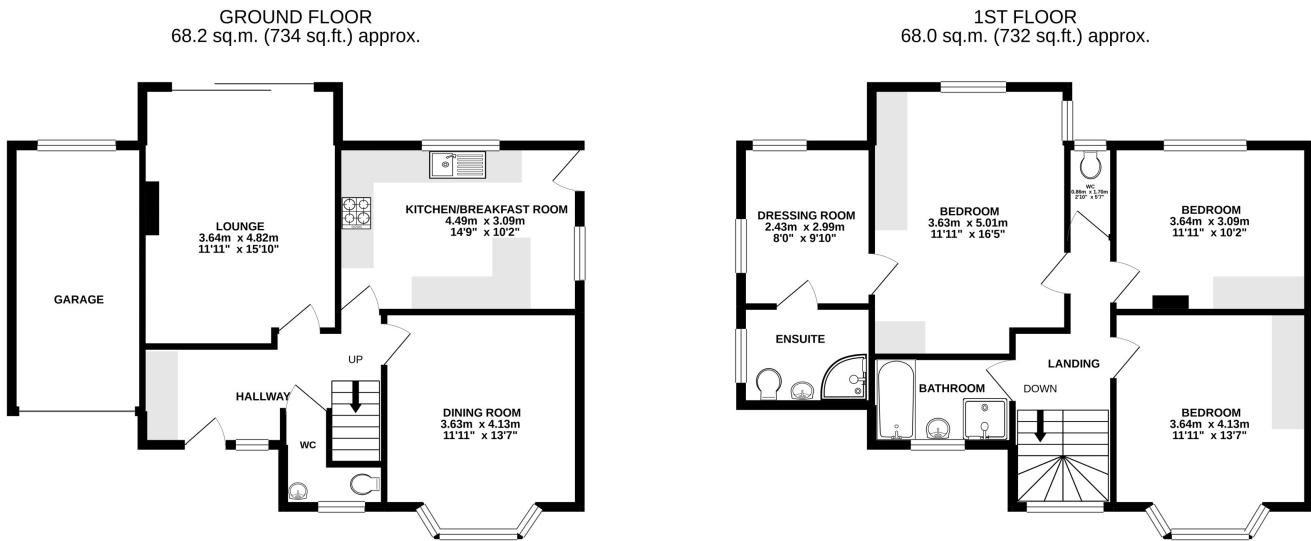
£625,000

FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts

QUEENS PARK AVENUE



TOTAL FLOOR AREA : 136.1 sq.m. (1465 sq.ft.) 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020



£625,000
FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts