

CRAIGMOOR AVENUE

BOURNEMOUTH




£475,000
FREEHOLD

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CRAIGMOOR AVENUE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

- 2 double bedroom PALMER BUNGALOW
- SCOPE TO IMPROVE, and loft conversion perhaps?
- Set on a LEVEL PLOT in a popular avenue
- Convenient location close to Castle Lane
- Good size lounge and kitchen with SUN ROOM

NO FORWARD CHAIN Ideal 2 DOUBLE bedroom PALMER BUNGALOW on a level plot. Very convenient location, short walk to Castle Lane and Queens Park. Good size kitchen and SUN ROOM/DINING ROOM. DETACHED GARAGE. Well cared for but SCOPE TO IMPROVE

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An opportunity to buy a 2 double bedroom PALMER BUNGALOW, well looked after over the years but now with SCOPE TO IMPROVE
In an enviable position on a quiet road and set on a level plot.
Such a convenient location a short walk away from Castle Lane for bus stops, local shops and the Castlepoint Shopping Centre
The lounge is at the front of the bungalow and is a good size room
The bedrooms are both DOUBLE size.
Bathroom and separate w.c. being adjacent there is scope to combine to form one larger room
As is typical of Palmer bungalows, the kitchen is a good size and shape, with a Terrazzo floor, and there is a SUN ROOM/DINING ROOM leading off
The majority of windows are double glazed, with original stained glass windows in the lounge having extra glazing to the exterior
ORIGINAL PARQUET FLOORING to main rooms
Gas central heating is provided by a Potterton gas fired boiler (in kitchen)
Subject to the usual consents, there is POTENTIAL TO CONVERT the loft space
Keen gardeners will like the SECLUDED rear garden, which is mainly laid to lawn, but has a variety of MATURE FRUIT TREES apple, pear and plum
A LONG PAVIOURED DRIVEWAY at the side of the property leads to the DETACHED GARAGE (which has light, water and power) plus a potting shed to the rear
There is plenty of open space within easy reach, including Queens Park, Littledown Park and sports centre
Council Tax Band D
AN IDEAL RETIREMENT BUNGALOW
EXECUTORS SALE with no forward chain (Grant of Probate received)

£475,000

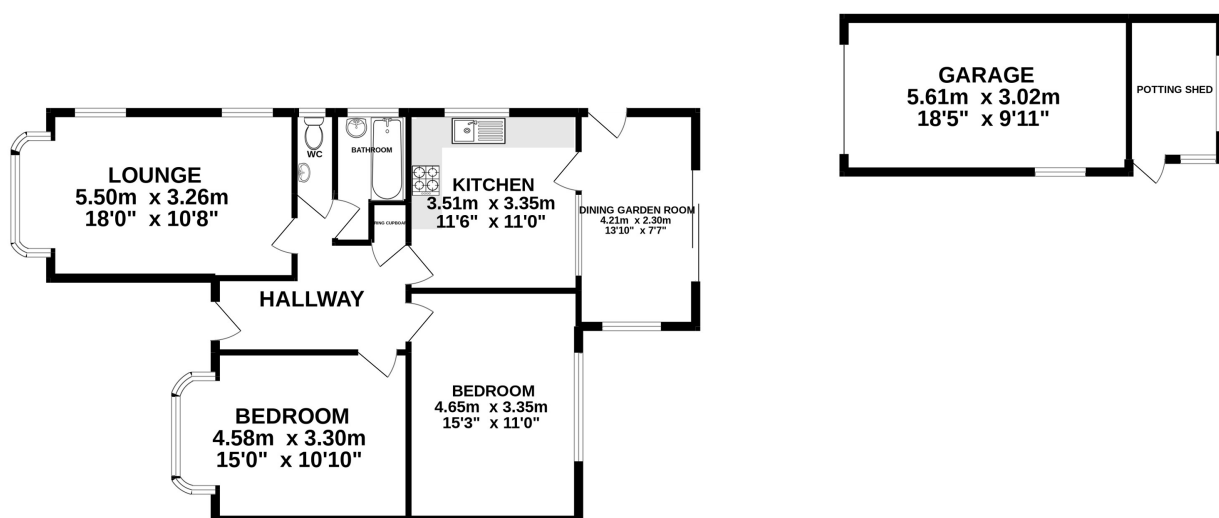
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GROUND FLOOR
102.8 sq.m. (1106 sq.ft.) approx.



TOTAL FLOOR AREA : 102.8 sq.m. (1106 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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