



Moore Avenue  
Bournemouth, Dorset, BH11 8AU

# FREEHOLD PRICE

## £285,000

***“Semi-detached home in need of modernisation located on a larger than average corner plot with no forward chain”***

This semi-detached house occupies a corner plot which provides additional frontage and hardstanding, ideal for further off road parking or a larger garden. The property is situated in West Howe within a short distance to local community centre, schools and regular bus routes overlooking open green space to the front.

The accommodation comprises two bedrooms, shower room, kitchen, living room and double glazed conservatory. Other benefits include gas central heating, double glazing, off road parking for several vehicles plus the additional garden space, potential access to secure storage (parking and a private rear garden all in need of attention).

### Ground floor:

- **Entrance hall**
- **Kitchen**, some original units and worktops, double glazed door and window, wall mounted gas boiler
- **Living room** with double glazed window and double glazed doors to the conservatory
- **Conservatory** double glazed window and doors, polycarbonate roof overlooking the rear garden

### First floor:

- **Landing** with double glazed window
- **Bedroom one** with double glazed window
- **Bedroom two** with double glazed window
- **Shower room** functional but dated, fully tiled, wash hand basin, shower cubicle, double glazed window
- **Separate** low level WC

### Outside:

- **Hardstanding** parking for several vehicles with two sections of garden and potential access to additional secure space behind a brick wall which leads to the garden and a **brick built store**
- The property is offered with **no forward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located approximately 4.5 miles away.

**COUNCIL TAX BAND: B**

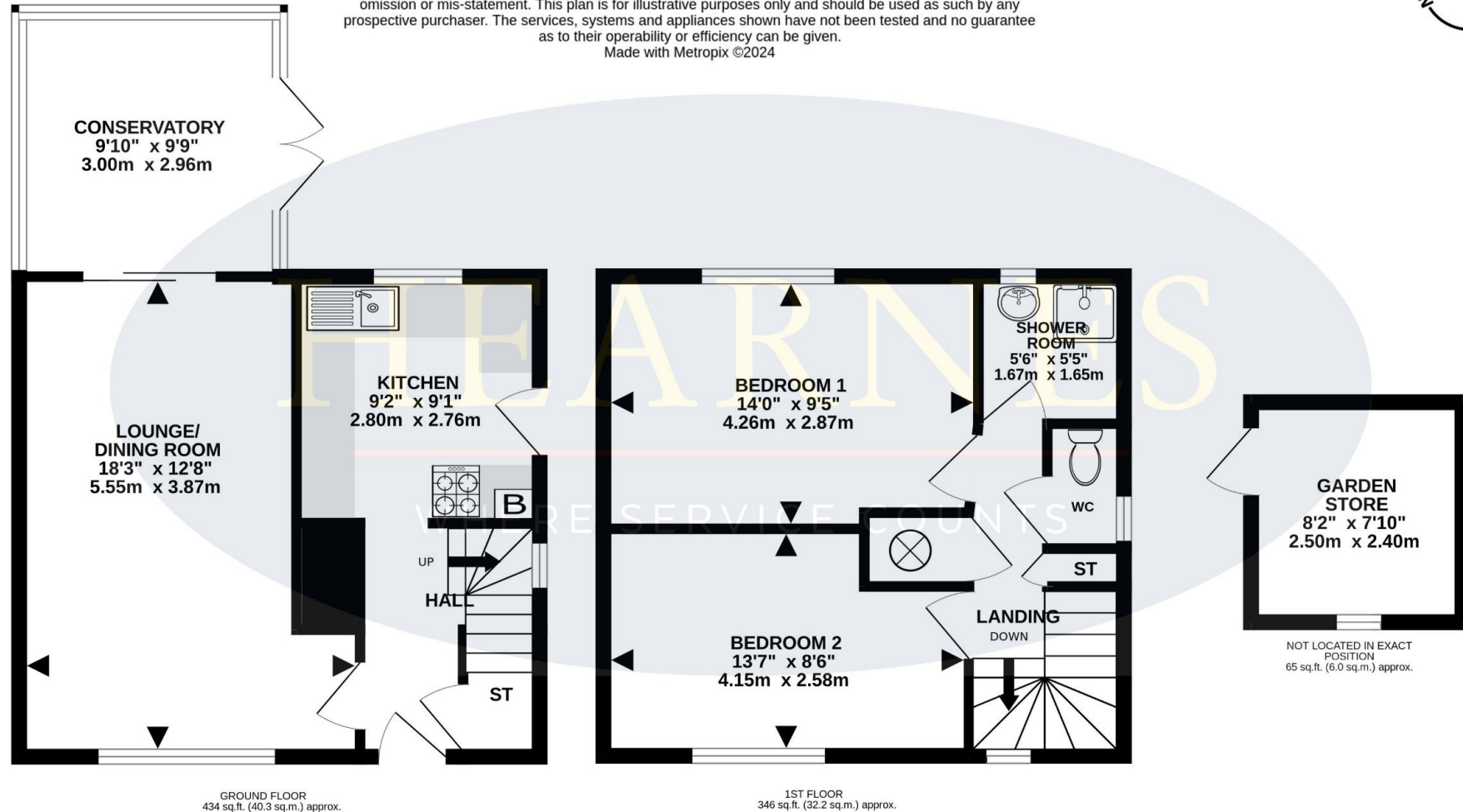
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

