HEARNES

WHERE SERVICE COUNTS

Shapland Avenue, Bearwood
Bournemouth, BH11 9PX

FREEHOLD GUIDE PRICE
£325,000

"Detached two bedroom bungalow on a well proportioned corner plot with detached garage and private, westerly aspect garden"

This traditional detached bungalow has been in the current family since it was built in 1959 and occupies a larger than average plot with excellent potential to modernise or extend (stpp).

The accommodation comprises; two double bedrooms, a functional but dated bathroom and similar original fitted kitchen together with a spacious dual aspect lounge/dining room.

Benefits include; a modern gas boiler and central heating, driveway parking to a detached garage and a private, open aspect across the side and front lawn.

The property does require some redecoration and general cosmetic updating but does provide excellent scope for modernisation.

- Steps lead up to a slightly elevated **entrance porch** with double glazed front door leading to the hallway
- **Hallway** with hatch to loft, glazed panel door to lounge/dining room
- Spacious dual aspect **lounge/dining room** with double glazed windows to the rear and side aspects, space for dining table and chairs
- **Kitchen** comprising a range of base and wall mounted units with adjoining worktops, single drainer sink unit with double glazed window above to the side aspect, opaque double glazed door giving access to the side of the property to both front and rear gardens, space and power for fridge freezer, plumbing for washing machine, larder cupboard, electric point for cooker, tiled splashbacks and door to cupboard housing Worcester gas boiler
- **Bedroom one** has a double glazed bay window to the front aspect and raised double glazed window to the side aspect
- **Bedroom two** is dual aspect with double glazed windows to the front and side aspects, built in cupboard housing hot water tank with slatted shelving above
- **Bathroom** comprising panelled bath with mixer taps and shower attachment, WC and wash hand basin, opaque double glazed window to the side aspect

Outside

- The front corner plot provides well proportioned grounds on an overall plot of 0.12 of an acre enclosed by a dwarf wall with driveway parking to a detached garage and a side path leading to the rear garden
- The rear garden is laid to lawn with dividing block walls and a southerly aspect

COUNCIL TAX BAND: D **EPC RATING: C**

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TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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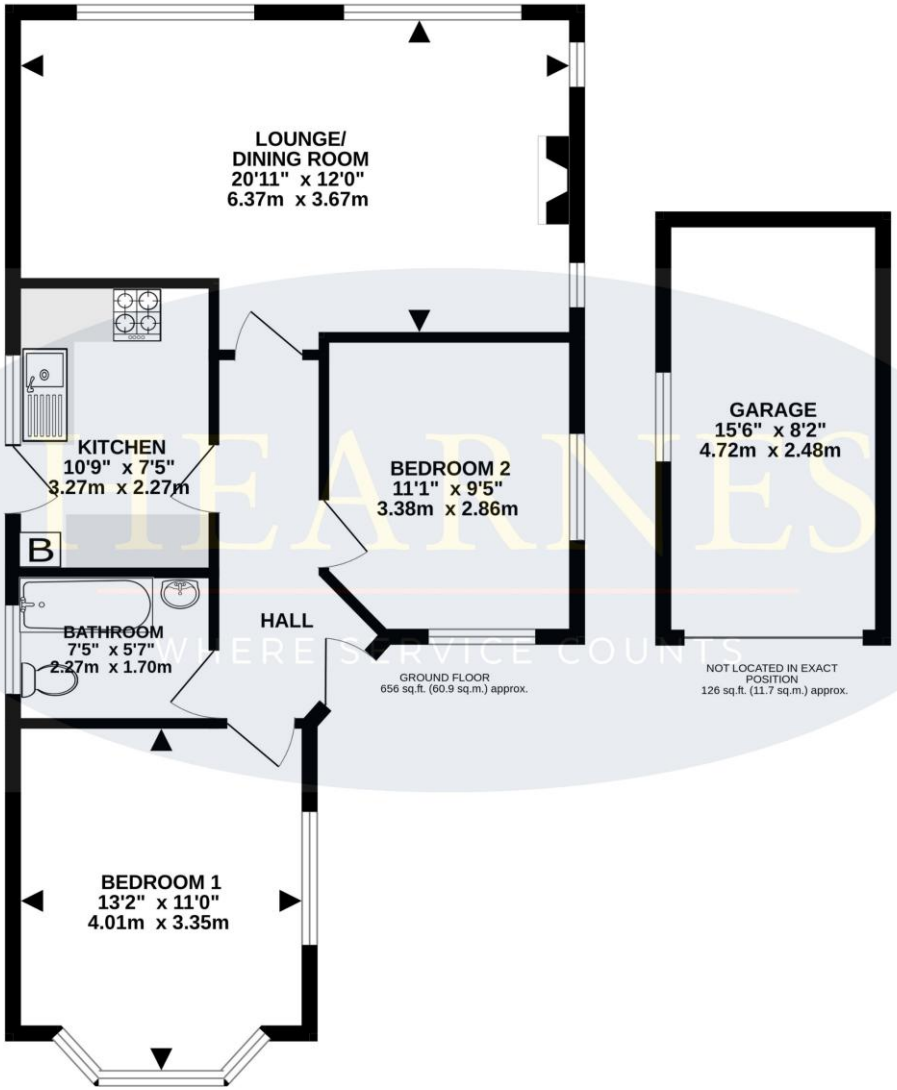

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

NOT LOCATED IN EXACT POSITION
126 sq.ft. (11.7 sq.m.) approx.

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