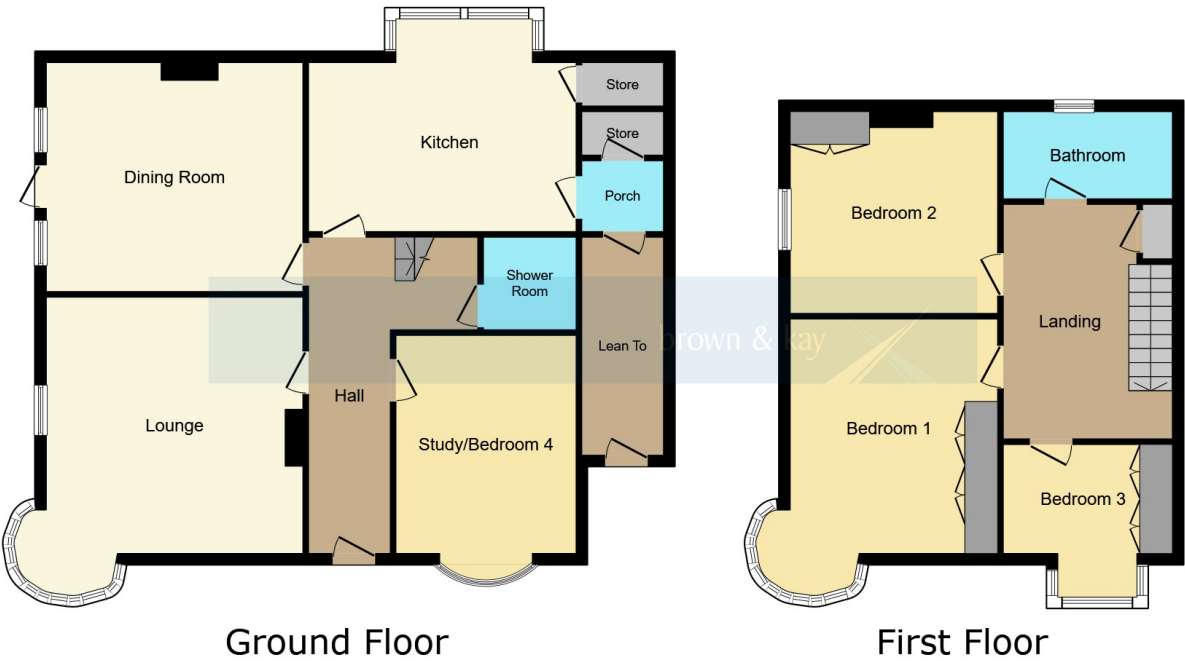




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	58	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



10 Kings Avenue, PENN HILL, Dorset BH14 9QF

Guide Price £775,000

The Property
GUIDE PRICE £775,000 - £800,000 Situated in a desirable area within strolling distance of Penn Hill village, this charming home boasts an abundance of character and potential. Whilst requiring modernisation, this presents an ideal opportunity for buyers to personalise and design their own bespoke interiors. Occupying a prominent corner plot, the property enjoys a wealth of natural light and affords generously proportioned accommodation. The ground floor comprises a welcoming living room with a stunning curved bay window, a dining room, a versatile study or fourth bedroom, and a kitchen plus downstairs shower room. Upstairs, there are three good size bedrooms, including a master bedroom featuring a curved bay window, alongside a family bathroom. The wraparound gardens add to the home's appeal, offering space for outdoor enjoyment and landscaping opportunities. Additional benefits include a garage and off road parking. With no forward chain, this property is perfect for those seeking a home with charm and the chance to create a truly personal living space.

The property occupies a super position just moments from Penn Hill village, renowned for its laid-back ambiance and amenities including an artisan bakery, restaurants, and wine bars, and also within comfortable reach of vibrant Ashley Cross which also boasts an eclectic mix of cafe and wine bars and diverse restaurants. For beach lovers, miles upon miles of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also within close proximity. Explore a little further and you will find plenty of spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club, one of the UK's top 100 courses.

- ENTRANCE HALL**
L-shaped entrance hall with stairs to the first floor landing.
- LIVING ROOM**
14' 6" x 14' 4" (4.42m x 4.37m) An impressive living room with circular bay window with curved window seat, adjacent side aspect UPVC double glazed window, fireplace, radiator.
- DINING ROOM**
14' 4" x 13' 10" (4.37m x 4.22m) Door to the garden, radiator, window.
- KITCHEN**
13' 3" x 9' 11" (4.04m x 3.02m) Fitted with wall and base units with roll edge work surfaces over, space for washing machine, fitted gas hob with electric oven, fitted fridge/freezer, door to store and door to inner porch.
- INNER PORCH**
Door to store and lean to.
- DOWNSTAIRS W.C.**
Low level w.c., basin and shower.
- BEDROOM FOUR/STUDY**
12' 6" x 7' 11" (3.81m x 2.41m) Bay window to the front aspect, radiator.
- BEDROOM ONE**
14' 6" x 14' 4" (4.42m x 4.37m) Again, an impressive master bedroom with circular bay window, radiator, wardrobe.

- BEDROOM TWO**
14' 4" x 13' 10" (4.37m x 4.22m) Side aspect window, radiator, wardrobe.
- BEDROOM THREE**
11' 0" x 9' 2" (3.35m x 2.79m) Front aspect bay window, radiator, wardrobe.
- BATHROOM**
Suite comprising bath, w.c. and wash hand basin.
- GARDENS**
Gardens wrap the front and sides of the property with paving to the rear, outside summer house.
- DETACHED GARAGE**
Power and light are connected, off road parking.
- MATERIAL INFORMATION**
Tenure - Freehold
Parking - Garage
Utilities - Mains Electric, Gas & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band E
EPC Rating - D