



**4a Francis Avenue, Knighton Heath,  
Bournemouth, Dorset, BH11 8NU**

# Francis Avenue, Knighton Heath, Bournemouth, Dorset, BH11 8NU

## Freehold Guide Price £335,000

A well presented, spacious three bedroom, two bathroom detached chalet house situated between Bournemouth and Poole within close proximity of Knighton Heath Golf Course. This attractive modern home has a generous hallway, living room which opens into a double glazed conservatory overlooking the rear garden and a modern kitchen/breakfast room. There is a ground floor bedroom and shower room, along with 2 first floor bedrooms and a bathroom. The home has been recently redecorated, has off road parking for 2 cars and sold with no forward chain.

- Detached modern chalet house set in a convenient location
- 3 double bedrooms with a ground floor option and 2 first floor bedrooms
- Ground floor shower room and first floor bathroom
- Well presented inside having recently being redecorated throughout with some new flooring
- Generous lounge leading out to a conservatory
- Modern fitted kitchen in a range cream high gloss units with wood effect work tops over and fitted with an oven, hob an extractor with plumbing and space for washing machine and fridge/freezer
- Newly laid entrance hall laminate flooring and stair carpets
- Double glazing and gas central heating
- Private enclosed low maintenance rear garden
- Off road parking for 2 cars
- Vacant with no forward chain!

Conveniently located within moments of Knighton Heath Golf Course and opposite Ringwood Road Retail Park, the home is right by the A 348 Ringwood Road, providing excellent road links to Ferndown, Ringwood in one direction and Poole, Dorchester on the A350 in the other. Poole and Bournemouth Town Centres are within 3 miles.

COUNCIL TAX BAND: D

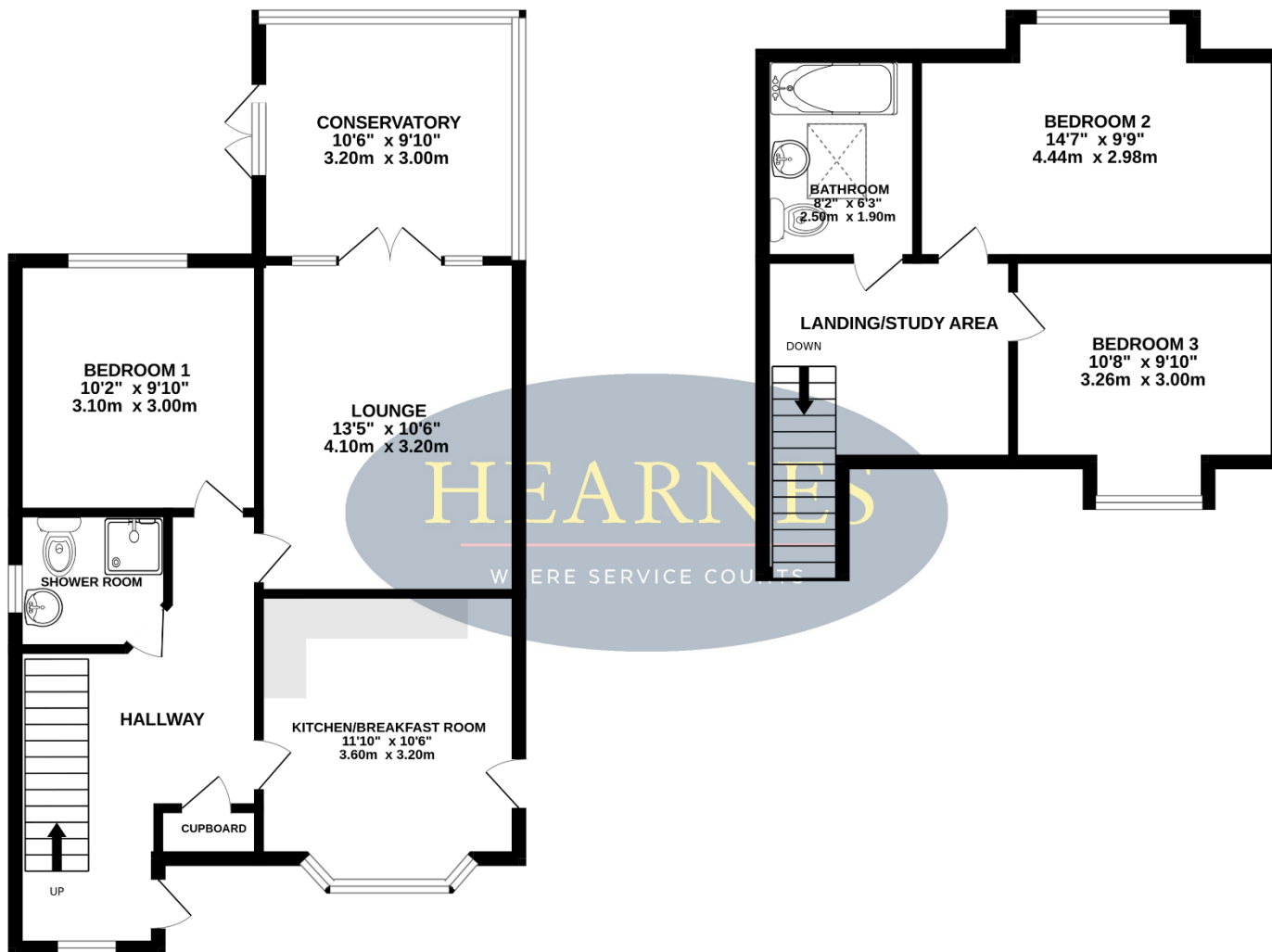
EPC RATING: C

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



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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