

Energy Efficiency Rating		
Current	Potential	
61	81	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		





Location

Queens Park Avenue is one of Bournemouth's most sought after residential locations offering tree lined roads and further benefits from being moments from local amenities and transport links and is a very short walk away from Queens Park Golf Course. The property is a short drive away from Bournemouth Town Centre, Westbourne Village and Bournemouth's award winning blue flag beaches.

The property sits within excellent local school catchments including the popular Queens Park Infant & Junior Schools and offers an array of grammar and independent schools nearby.

Castlepoint Shopping Centre is a short drive or bus journey away offering a fantastic range of retail options alongside supermarkets and restaurants.

Queens Park Avenue is also ideally positioned with easy access to Bournemouth and Pokesdown Train Stations offering direct links to London Waterloo. The very easily accessible A338 offers road users access to the New Forest, Southampton and beyond and is also a short distance to Bournemouth Airport.

Entrance Hall

6.16m x 2.66m (20' 3" x 8' 9") Max. Spacious and bright laid to Herringbone flooring.

Living Room

6.60m x 3.90m (21' 8" x 12' 10") max into bay. Impressive spacious room with bay window allowing ample natural light into the room.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



Kitchen

3.55m x 2.59m (11' 8" x 8' 6") modern fitted Kitchen with tiled flooring, integrated oven hob and extractor, integrated full width dishwasher, composite sink unit, integrated fridge freezer, cupboard housing a Worcester boiler.

Bedroom One

4.40m x 3.29m (14' 5" x 10' 10") Very spacious and bright room with dual aspect windows.

Bedroom Two

4.19m x 3.82m (13' 9" x 12' 6") Very spacious and bright double room with dual aspect windows.

Bedroom Three

3.08m x 2.47m (10' 1" x 8' 1") Further double room.

Bathroom

2.49m x 1.87m (8' 2" x 6' 2") Modern recently fitted suite.

WC

Further WC and wash hand basin.

Garage

5.68m x 3.15m (18' 8" x 10' 4")

Garden

A wrap around Garden enclosed by panelled fencing being a real feature of this property. There is a Driveway at the rear of the property providing off road parking for approximately three vehicles.