



£425,000

VENNING AVENUE, BOURNEMOUTH BH11 9QG



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ DETACHED GARAGE & WORKSHOP
- ◆ QUIET RESIDENTIAL LOCATION

A well presented and well proportioned, three bedroom, detached bungalow with versatile off road parking, detached garage, workshop and an easterly facing rear garden.

Description

This detached bungalow sits within the heart of Bearwood on a quiet residential road. The home has been tastefully updated and the accommodation comprises of a living room, dining room, modern fitted kitchen, three double bedrooms all served by a family shower room and a purpose built conservatory. The home also Boasts a feature log burner, double glazing throughout and benefits from gas fired heating.

Outside

The front garden is primarily laid to hard standing which is suited to several vehicles and the driveway leads to the left hand side of the home which in turn provides access to the carport and beyond is the detached single garage. Attached to the garage is a purpose built work shop and utility room which have power and light. The rear garden is primarily laid to a kept lawn and has an easterly aspect.

Location

Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



Size: 1105 sq ft (102.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Five parking spaces and detached garage

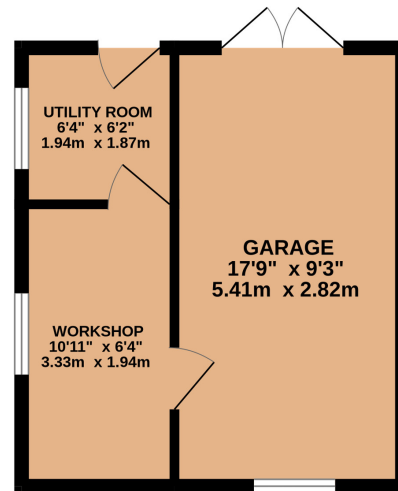
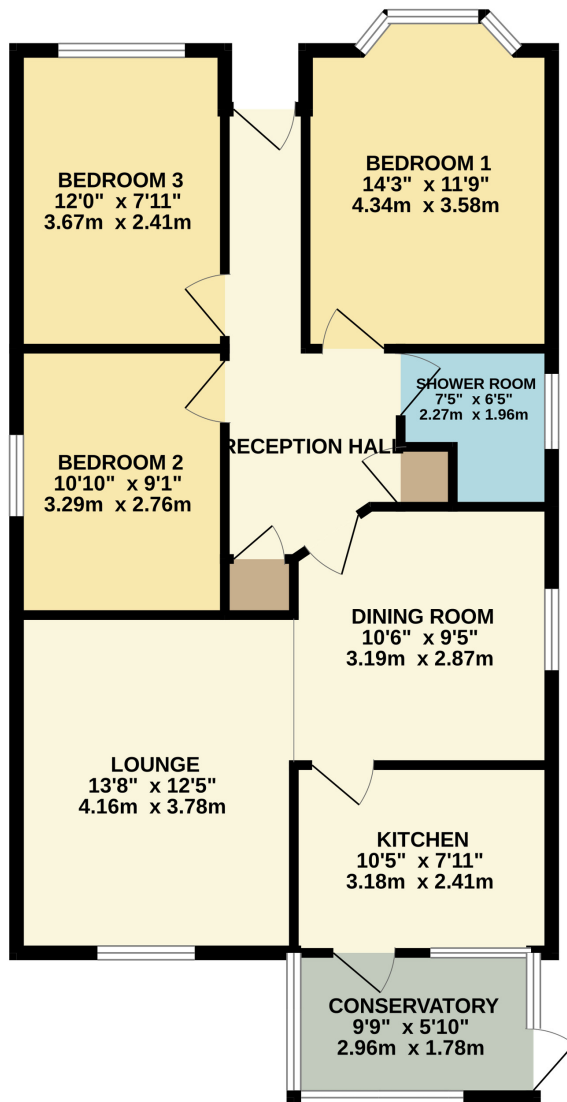
Garden: East

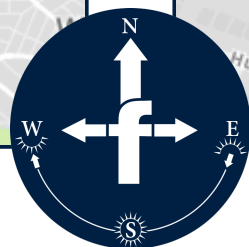
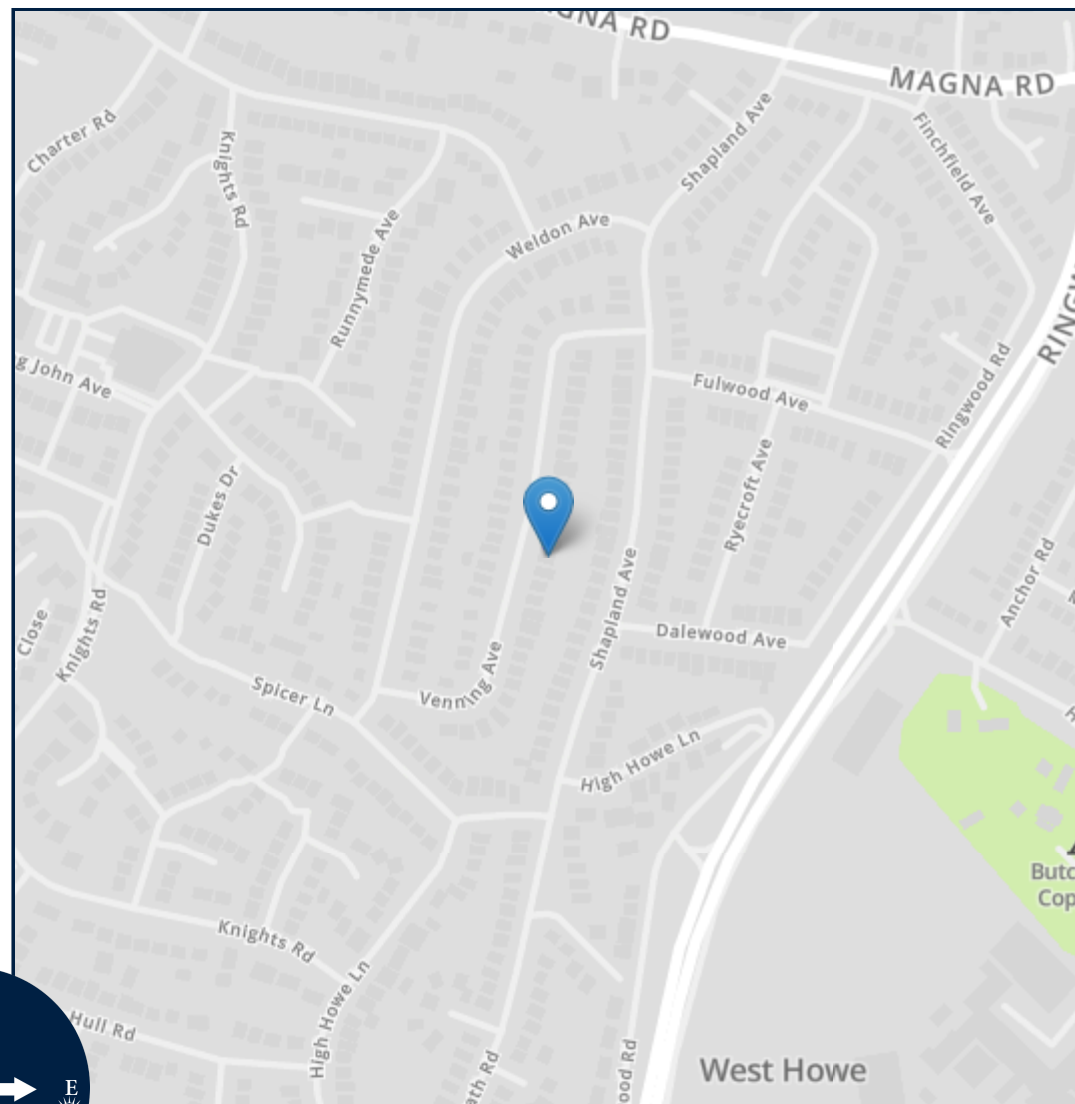
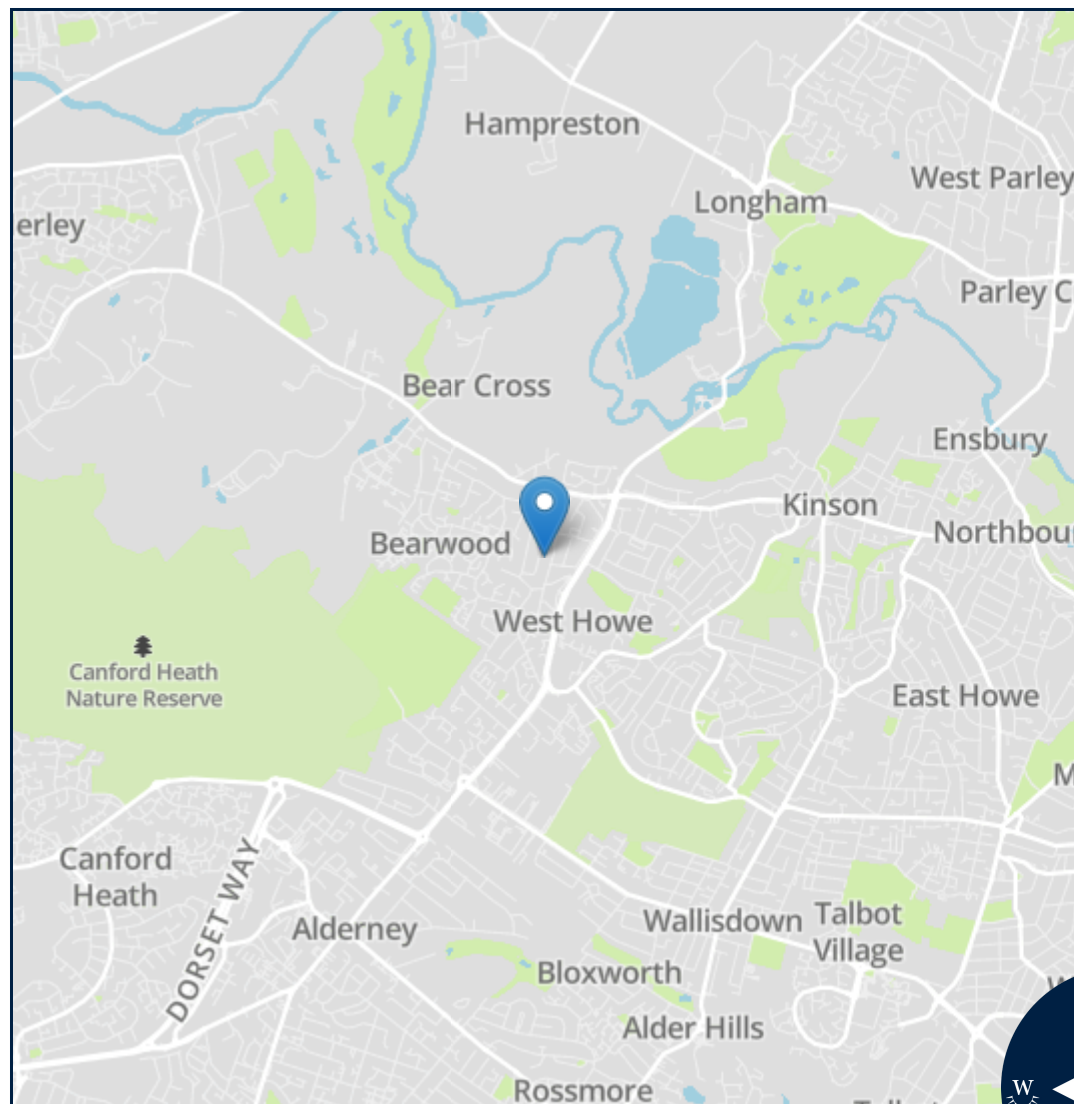
Main Services: Electric, water, gas, drains, telephone

Local Authority: BCP Council

Council Tax Band: D

GROUND FLOOR





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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