



**Coombe Avenue
Bournemouth, BH10 5AD**

FREEHOLD

PRICE £350,000

“A modern, detached three bedroom bungalow with stylish open plan living set within a small cul de sac with a southerly aspect rear garden”

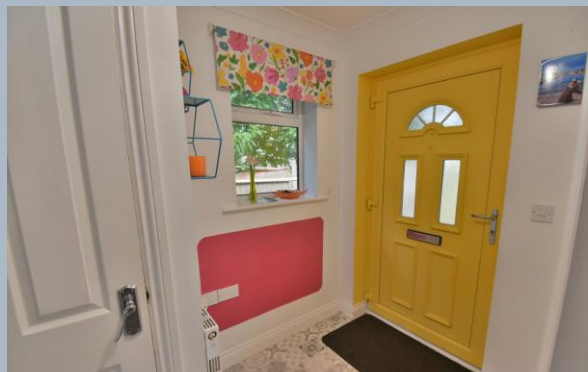
This delightful and extremely well maintained detached bungalow occupies a unique position at the head of a small close with only one other property, away from the main Coombe Avenue, providing three bedrooms, served by a contemporary bathroom together with a wonderful open plan, bespoke kitchen/living and dining space with French doors giving access to and overlooking the rear garden.

Other benefits include a separate utility room with additional door to the garden, gas central heating, double glazing, wheelchair access friendly throughout, pavia driveway for two vehicles, secluded side access to the front door and a well proportioned southerly aspect rear garden with raised decking and large timber lock up/store.

- **Entrance Hall** - convenient lobby area, door to storage cupboard
- **Bedroom one** – well presented with attractive bay window and traditional seated area below
- **Bathroom** – contemporary matching suite, comprising shower, bath, glazed screen, stylish grey tiled walls, vanity unit with inset basin, WC
- **Bedroom two** – window to rear aspect
- **Bedroom three** – window to side aspect
- **Kitchen/family living room (18'5" x 14'8")** – exceptional open plan space providing a bespoke contemporary fitted kitchen with a range of base and wall mounted units with adjacent worktops to a breakfast bar, integrated oven and electric inset hob, concealed fridge/freezer, sink unit with window above, door to utility room with worktop, power and plumbing for appliances, living room with French doors to the garden with electrically controlled sun awning providing shade over the patio
- **Outside**
- **Front** – a pavia driveway provides parking for two vehicles with low maintenance level access to the front door and a personal gate from the drive to the garden
- **Rear 50' x 30'** – southerly aspect garden with level lawn, raised timber deck, paved patio, outside tap, and a large timber store/workshop with further area of storage and an electric folding awning

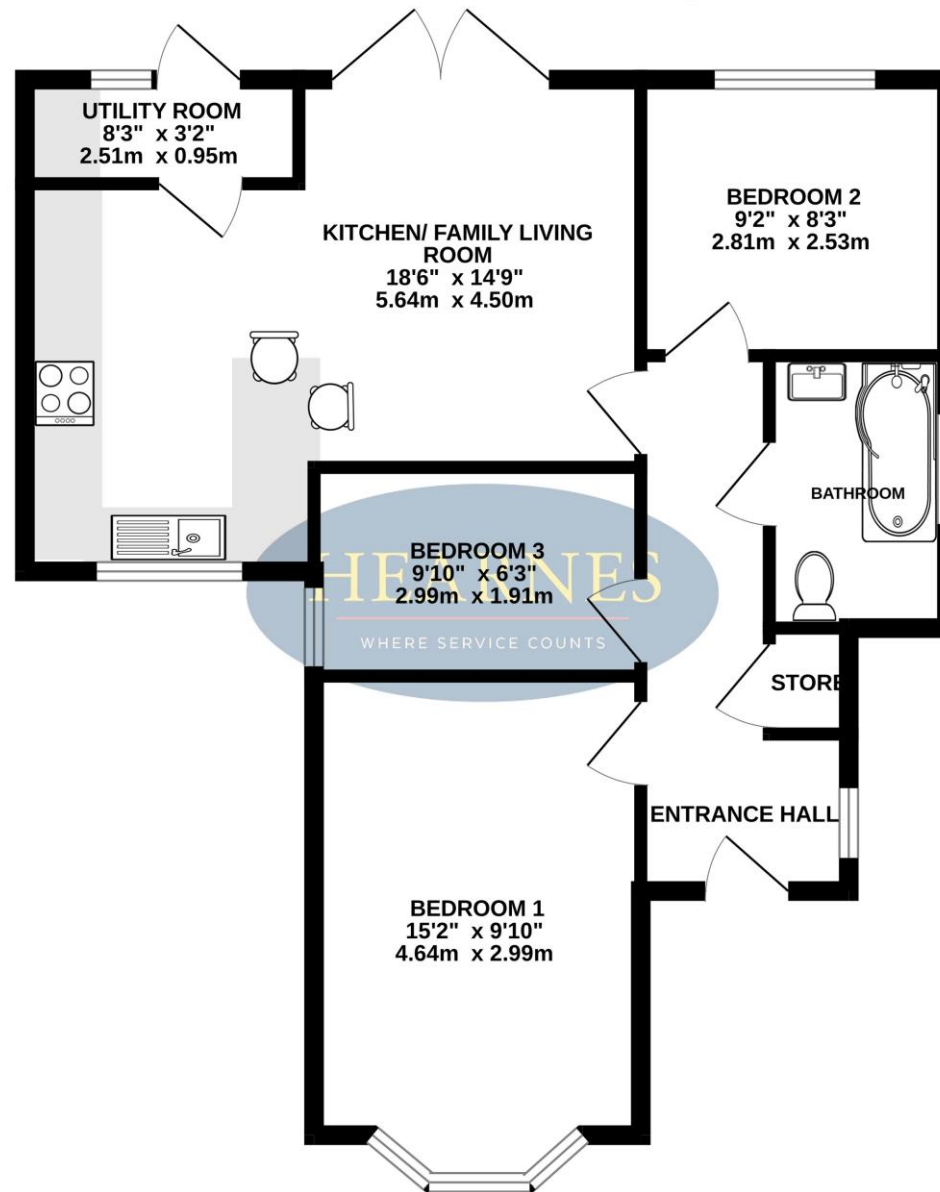
The location is a particular feature providing convenient access to the popular Hill View Primary School and highly rated Winton and Glenmoor Academies whilst only 500 yards from Redhill Park and recreation area, ideal for families, regular bus routes and access to the local convenience store and Post Office.

COUNCIL TAX BAND: C EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

GROUND FLOOR
647 sq.ft. (60.2 sq.m.) approx.



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