



LINKHOMES
ESTATE AGENTS

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Total Area: 93.6 m² ... 1007 ft²
All measurements are approximate and for display purposes only



32 Runnymede Avenue, Bearwood, Bournemouth, Dorset, BH11 9SF
Guide Price £350,000

**** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house located in the BH11 postcode. This property offers an array of standout features including three generously-sized bedrooms, a modern separate kitchen with a pantry, an open plan living room/diner with direct access onto the Southerly-facing garden, a stylish three-piece family bathroom, a single garage and off-road parking for multiple vehicles! This property is a must view to fully appreciated the accommodation on offer!

Runnymede Avenue is in the perfect location if walking is your preferred form of travel, there is plenty of woodland walks nearby, the medical centre, pharmacy, supermarket, fish and chip shop, local church, community centre and bus stops roughly just five minutes away. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is 1.6 miles away from the property which has a variety of convenient amenities. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres. Schools close by include, Canford Private School, Bearwood Primary and Nursery School, Christ The King Catholic Primary School and Elm Academy.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Porch

Double-glazed frosted door to front aspect, double-glazed frosted window to the front and side aspect and laminate flooring.

Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, single-glazed wooden door and window with frosted glass to the front aspect, radiator, wall-mounted HIVE thermostat system, power points, internet point and laminate flooring.

Living Room

Coved ceiling, ceiling lights, double-glazed UPVC bay window to the front aspect, double-glazed UPVC sliding doors to the rear aspect, radiators, power points, television point and engineered oak flooring.

Kitchen

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, double-glazed UPVC frosted glass single door to the side aspect, wall and base mounted units, tiled splashback, four-point Zanussi gas hob with overhead extractor fan, integrated oven, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher, power points, stainless steel sink and drainer, radiator, pantry and LVT flooring.

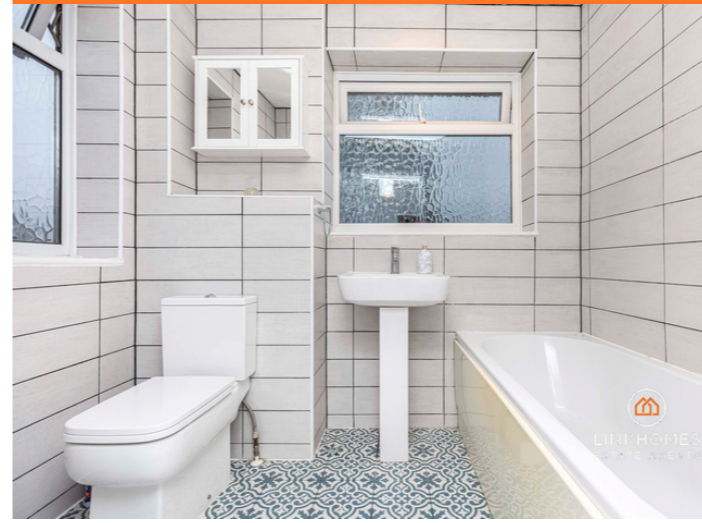
First Floor

Landing

Coved ceiling, ceiling light, loft access, double-glazed UPVC window to the side aspect, power points and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, carpeted flooring.



Bedroom Two

Coved ceiling, ceiling light, double-glazed UPVC window to the rear aspect, power points, radiator and carpeted flooring.

Bedroom Three

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, airing cupboard housing the Worcester combi boiler and carpeted flooring.

Bathroom

Ceiling light, double-glazed UPVC frosted windows to the side and rear aspect, fully-tiled, panelled back with overhead shower, pedestal sink, toilet, stainless steel heated towel rail, wall-mounted storage cupboard with mirror and tiled flooring.

Outside

Garden

Partially decked, partially laid to lawn, surrounding wooden fences, surrounding shrubbery, outside tap, access to the single garage with power and lighting - housing the consumer unit, gated side access and raised sleepers.

Driveway

Shingle driveway for multiple vehicles, surrounding wooden fences, gated side access and an outside light.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: E

Council Tax Band: C - Approximately £1820.65 per annum

Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £15,500

