



HEARNES
WHERE SERVICE COUNTS

**Markham Avenue,
Bournemouth, Dorset, BH10 7HL**

FREEHOLD GUIDE PRICE

£375,000

“A superbly positioned chalet bungalow occupying a larger than average corner plot measuring 0.15 of an acre with potential to enlarge or redevelop (stpp)”

This well presented and rarely available two double bedroom detached chalet bungalow occupies a larger than average corner plot with a 95' x 55' (maximum measurements) private rear garden, detached single garage and generous off road parking situated on a plot measuring 0.15 of an acre, with a tremendous potential to extend or redevelop (subject to the necessary planning consents).

This is an exciting opportunity to purchase a superbly positioned chalet bungalow which is nestled away at the end of a peaceful cul-de-sac, whilst located in close proximity to the River Stour and all the local amenities.

- **Two bedroom detached chalet bungalow occupying a large corner plot measuring 0.15 of an acre**
- Good sized **entrance hall** with a staircase rising to a converted loft space
- 16' **Lounge**, an attractive focal of the room is an open fireplace, double doors lead out into the conservatory
- 18' **Conservatory** which is fully double glazed enjoys a delightful views over the large and private rear garden has two sets of double glazed French doors giving access and a tiled floor
- **Kitchen** incorporating rolltop work surfaces, good range of base and wall units, integrated oven and hob, recess for fridge freezer, replacement wall mounted gas fired Worcester boiler, recess and plumbing for dishwasher, double glazed window to the side aspect, tiled floor and a door leading out into the conservatory
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, fully tiled walls
- **Two ground floor double bedrooms**

First Floor

- **Converted loft space** which is currently used as an office has access into the eaves for useful storage and two double glazed velux windows

Outside

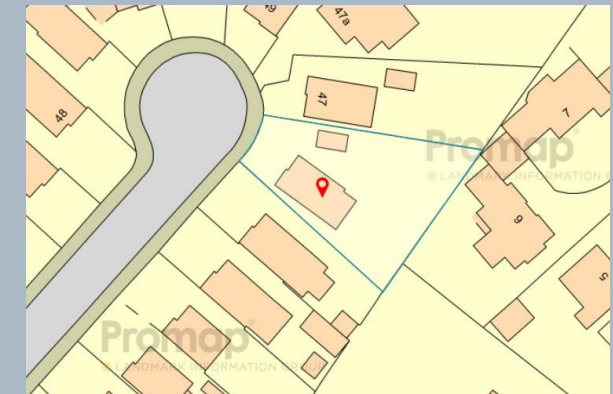
- The **rear garden** is a superb feature of the property as it measures approximately 95' x 55' (maximum measurements), offers an excellent degree of seclusion and is fully enclosed by mature shrubs and fencing. The garden is predominantly laid to lawn with a vegetable plot and a paved patio area
- A front **driveway** provides off road parking for approximately 3 – 4 vehicles and in turn leads up to a detached single garage
- Detached single **garage** has a remote control up and over door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

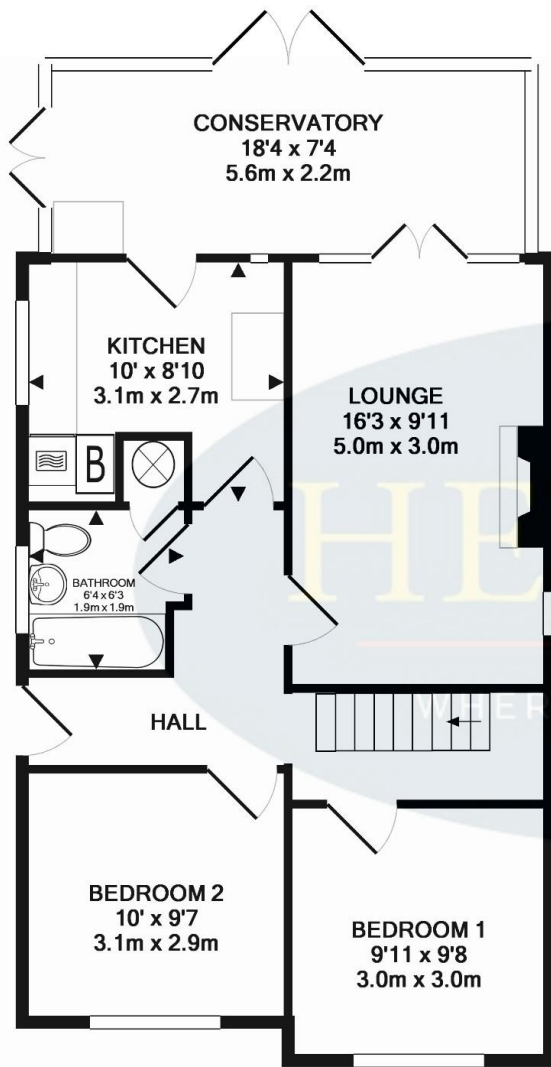
There is a good selection of amenities in Kinson which are located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 2.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: E

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



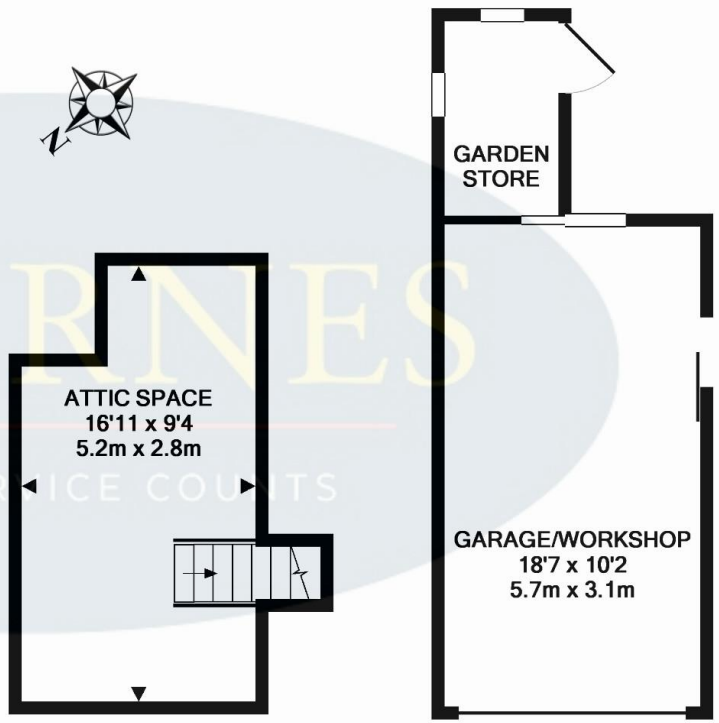


GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 151 SQ.FT.
(14.1 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

