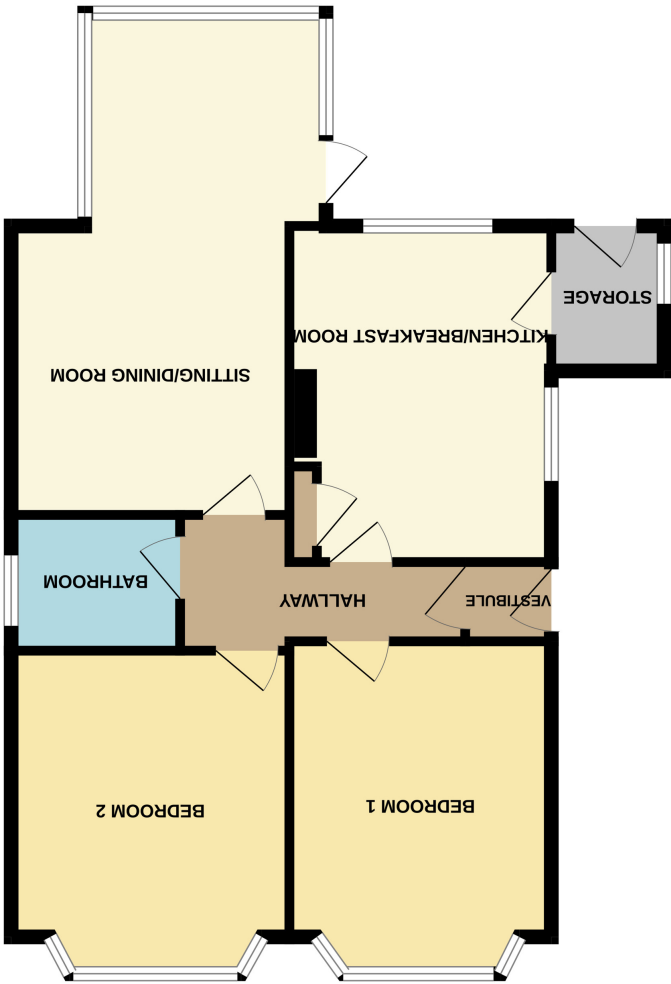


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
Made with Metropix v2023



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.







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.



## Summary

Everett Homes are delighted to present this fantastic opportunity to acquire a two double bedroom detached bungalow in the highly sought after location of Western Avenue, Bournemouth.

Occupying a generous and level plot in a peaceful residential setting, this property offers excellent scope for modernisation and extension (subject to planning permission).

The property comprises of two well proportioned double bedrooms with bay windows, a spacious rear aspect Living/Dining room, Kitchen with direct access to the Rear Garden and a good sized family bathroom. A driveway provides off road parking for several vehicles and a generous rear garden with mature shrubs and fencing. The property is offered to the market with no forward chain and offers a fantastic opportunity.

## Location

This property is nestled in a peaceful residential area of Bournemouth known as Northbourne. The property is situated within excellent local school catchments including Ofsted-rated Outstanding and Good primaries and secondaries are all within easy walking distance making this a fantastic opportunity for a family home.

The property is only a short walk to local amenities and transport links.

An internal viewing is highly recommended to fully appreciate.

## Living/Dining Room

6.12m x 3.19m (20' 1" x 10' 6")

## Kitchen

4.14m x 3.20m (13' 7" x 10' 6")

## Bedroom One

4.06m x 3.21m (13' 4" x 10' 6") Max into bay.

## Bedroom Two

3.95m x 3.18m (13' 0" x 10' 5") Max into bay.

## Bathroom

2.06m x 1.66m (6' 9" x 5' 5")