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ESTATE AGENTS



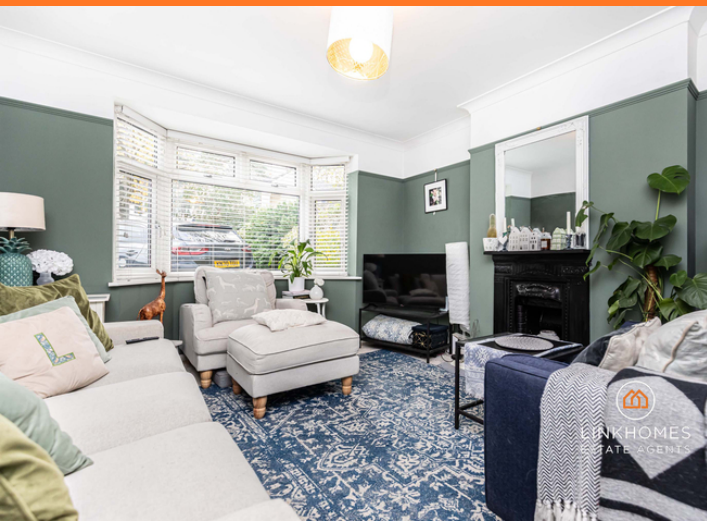
56 Normanhurst Avenue, Bournemouth, Dorset, BH8 9NP
Guide Price £450,000

**** CHARMING FAMILY HOME ** QUEENS PARK LOCATION **** Link Homes Estate Agents are delighted to present for sale this three bedroom detached family home, situated on a tree-lined road in the sought-after area of Queen's Park. Bursting with character and benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two both offering fitted wardrobes, a separate kitchen with space for appliances, a cosy snug lounge with a feature fireplace, a dining room with original parquet flooring leading to the conservatory, a timeless three-piece family bathroom suite, a low maintenance private rear garden, a downstairs WC, ample storage throughout and a partial block-paved, partial shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet position and charm this family home has to offer!

Normanhurst Avenue is a picturesque road which sits centrally in the sought-after Queens Park area which offers an abundance of local amenities including Strouden Park, Queens Park Golf Course, Sir David English Sports Centre, Mallard Road Retail Park and Castlepoint Shopping Centre to name just a few. Schools nearby include Queen's Park Academy, Park School, St. Walburga's Catholic Primary School, Bournemouth School for Girls, Bournemouth School for Boys and The Bishop of Winchester Academy. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 2.2 miles away with direct routes to London Waterloo. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

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

Entrance Hallway

Coved ceiling, ceiling light, composite door to the front aspect, UPVC double glazed window to the side aspect, radiator, cupboard with the consumer unit enclosed, partial carpet and partial parquet flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, picture rail, feature fireplace, power points, radiator and carpeted flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and parquet flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted window to the side aspect, wooden single door to the side aspect, wall and base fitted units, two stainless steel sinks with drainer, space for a washing machine, space for a longline fridge/freezer, tiled splash back, space for a freestanding hob and oven, power points and vinyl flooring.

Conservatory

UPVC roof, UPVC double glazed windows to the sides and rear, UPVC double glazed sliding doors to the rear aspect, radiator, power points and carpeted flooring.

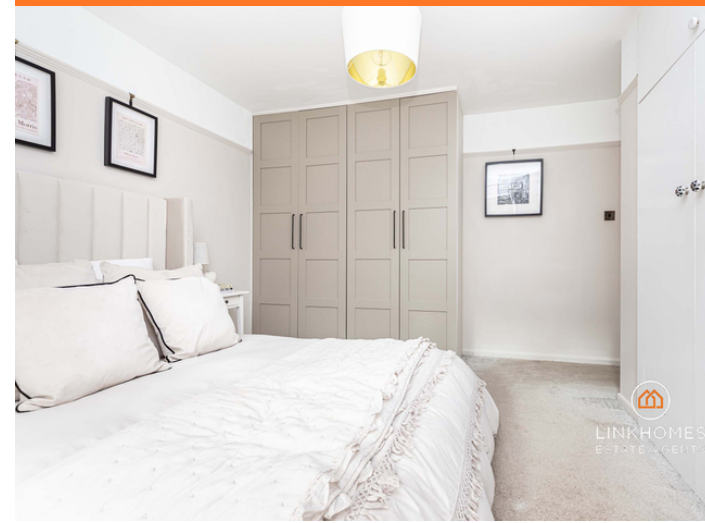
Downstairs W/C

Smooth set ceiling, wall light, UPVC double glazed frosted window to the side aspect, toilet, sink, part tiled walls and vinyl flooring.

First Floor

Landing

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, loft hatch (ladder, lighting and partially boarded) and wooden stairs with a carpeted runner.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, picture rails, radiator, two double fitted wardrobes, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, picture rail, double fitted wardrobe with the combination boiler enclosed, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, picture rails, fitted storage cupboard, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, roller bath with waterfall shower and extra shower head, toilet, wall mounted sink, column radiator, airing cupboard with fitted shelving, part tiled walls and tiled flooring.

Outside

Garden

Artificial lawn with decking area, side gated access, patio steps, surrounding wooden fences, outbuilding with power and lighting, Wi-Fi and insulation and outside tap and lights.

Driveway

Block-paved and shingle driveway with parking for multiple vehicles, gated access to a car port, surrounding hedges and shrubbery and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: F
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £7,500
Moving Home: £12,500
Additional Property: £35,000