



Total Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



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**38 Cudnell Avenue, Bournemouth, Dorset, BH11 9BZ**  
**Guide Price £375,000**

**\*\* CHARMING DETACHED BUNGALOW \*\* SINGLE GARAGE \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom bungalow situated in the quiet and residential area of Bear Cross. Benefitting from an array of standout features including two good-sized bedrooms both offering generous built-in wardrobes, a cosy living room with a feature electric fireplace, a separate kitchen with direct access onto the landscaped private garden, a four-piece bathroom suite, a single garage with a pitched roof and off-road parking for multiple vehicles. This is a must view to appreciate the accommodation and location on offer!

Tucked away on a quiet road and backing onto the Nature Reserve, Cudnell Avenue is situated in the much-desired BH11 postcode. If walking is your preferred form of travel, there are plenty of woodland walks nearby as well as the Medical Centre, Pharmacy, Tesco Superstore, Costa Coffee, The Post Office, local church, Community Centre and bus stops. Turbary Retail Park is located just over a mile away which offers a variety of shops such as The Range, Dunelm Mill, Matalan, Wickes, TK Maxx and more. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres. 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 Hall

Smooth set ceiling, ceiling light, smoke alarm, loft access, double-glazed UPVC frosted single door to the front aspect, cupboard housing the consumer unit, internet point, telephone point, thermostat, radiators, power points and carpeted flooring.

### Living Room

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the front and side aspects, radiator, wall-mounted electric feature fireplace, power points, television point and carpeted flooring.



### Kitchen

Smooth set ceiling, smoke alarm, ceiling light, double-glazed UPVC window to the rear aspect, wall and base mounted units, integrated four-point Lamona gas hob, overhead stainless steel extractor fan, integrated oven, tiled splashback, power points, stainless steel sink with drainer and mixer taps, space for a longline fridge/freezer, space for a washing machine, integrated Lamona dishwasher, radiator and laminate flooring.



### Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the front aspect, radiator, power points, television point, built-in wardrobes with mirrored front and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, built-in wardrobes with mirrored front, power points, television point and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted windows to the side aspect, fully-tiled, extractor fan, panelled bath with shower handset and mixer taps, enclosed shower with glass shower screen, toilet, pedestal sink, wall-mounted triple aspect storage with mirrored front, airing cupboard housing the GlowWorm combi boiler and shelving, wall-mounted storage cupboard and tiled flooring.



## Outside

### Garden

Partial laid to lawn, partial tarmac area, surrounding wooden fences, surrounding shrubbery, single garage with a pitched roof, up and over door offering power and lighting, shed, shingle border, outside tap, outside light, double-gated side access.

### Driveway

Tarmacked driveway for multiple vehicles, tarmac path, partial laid to lawn, surrounding hedges and an outside light.



## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: D  
Council Tax Band: C - Approximately £1,909.11 per annum  
This property benefits from an alarm system.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £6,250  
Additional Property: £17,500

