

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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37 BINGHAM AVENUE, POOLE, DORSET, BH14
8ND



£ 6 9 9 , 9 5 0

Beautifully presented throughout

3 Double bedrooms

Kitchen/breakfast room

Lounge / dining room with log burner

Period bathroom

Modern shower room

Lillput School catchment

Off Road parking

Council band F: £2,622.95

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

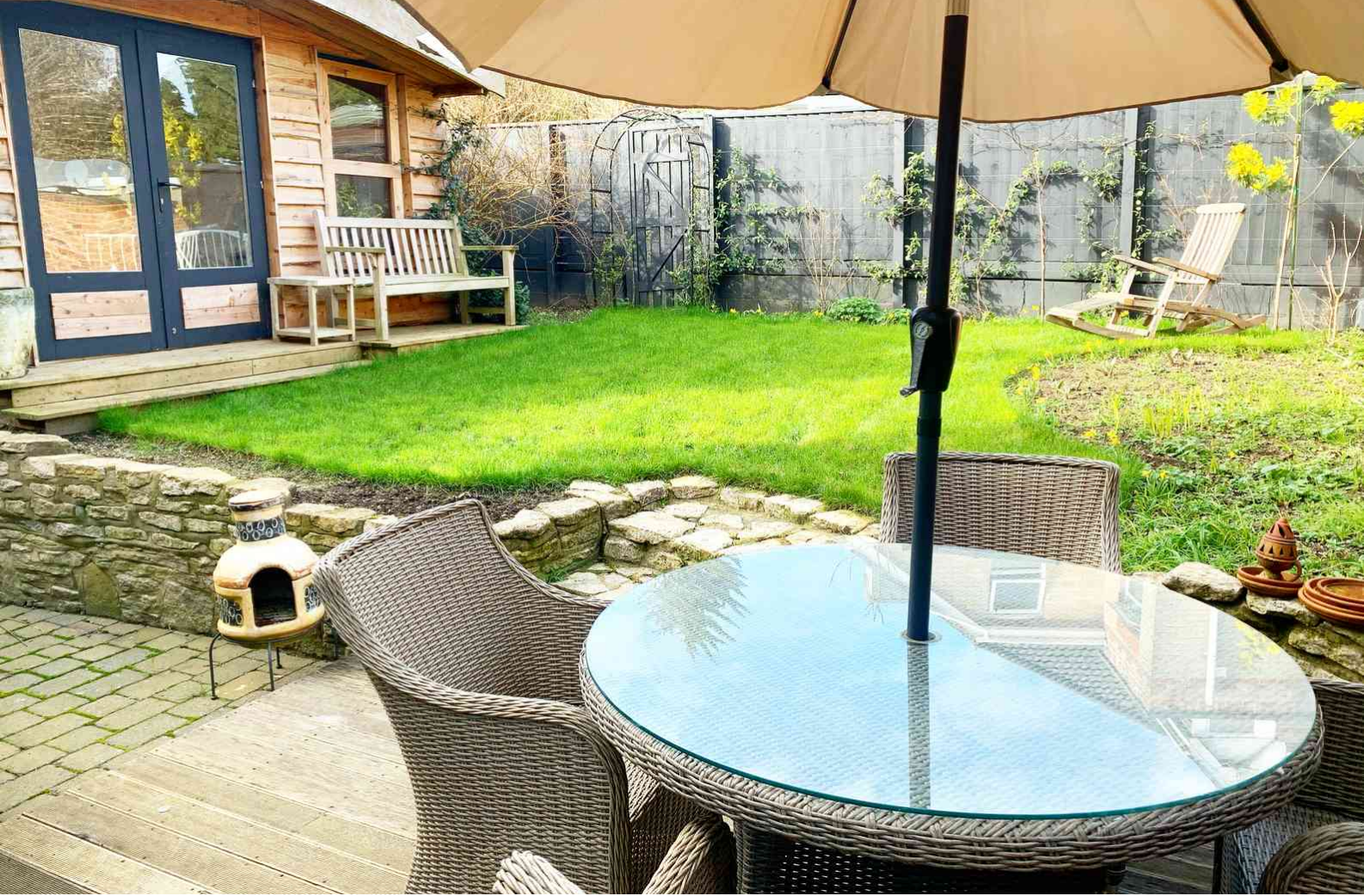
A charming 3 double bedroom, semi-detached period home situated in one of Lilliput's most prestigious roads. This home has been beautifully modernised retaining many of the original features, including a log burner, exposed brickwork, a period bathroom, separate modern shower room and stylish open-plan living room, with the sunroom and kitchen / breakfast room overlooking a pretty garden with a home office / summer house.

Internally, the property is beautifully presented having been sympathetically modernised throughout, offering bright and spacious accommodation. The original build has been opened up to give the feel of modern open-plan living whilst retaining the character of the individual rooms, making it an ideal entertaining space. Downstairs, there is a large open-plan living area with log burner, dining room, kitchen and sun room. Upstairs the property comprises three double bedrooms and two well-appointed bathrooms. Externally, there is off-road parking and a landscaped rear garden which includes a useful home office/summer house.

LOCATION

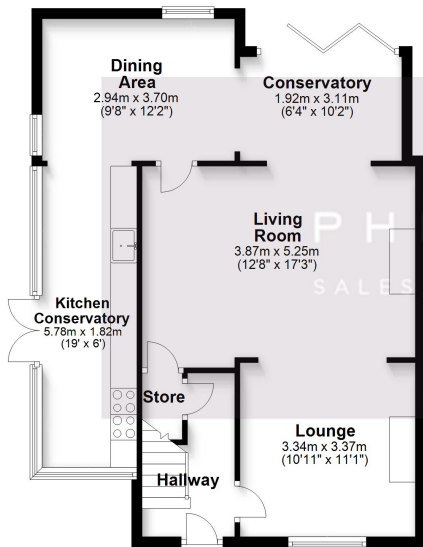
Located in one of Lilliput's most prestigious avenues. At the end of the road is a footpath leading to the shores of Poole Harbour. Within easy reach are both Canford Cliffs and Lilliput villages with their array of restaurants, bars, and shops. The house falls within both Lilliput and Baden Powell School catchments. The Blue Flag beaches of Sandbanks and sandy shores of Poole Harbour are less than half a mile away. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours' commute by car. Parkstone Station is on South West Train's direct service into London Waterloo taking approximately 2 Hours with Poole and Bournemouth Stations also within easy reach.





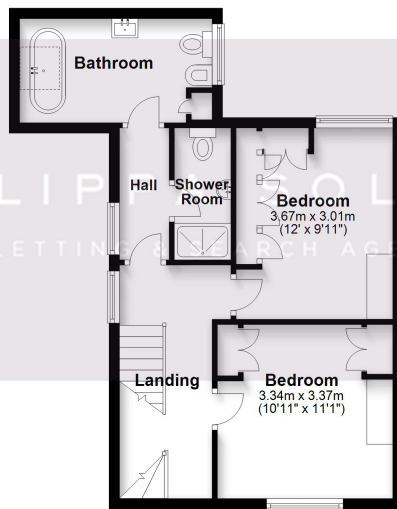
Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



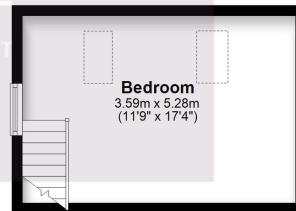
First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.1 sq. feet)



Total area: approx. 128.5 sq. metres (1382.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit: www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanItUp.

Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		70
(39 to 54)	E	50	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			

England, Wales & N.Ireland

EU Directive 2002/91/EC

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