



R L STEVENSON AVENUE, BOURNEMOUTH, DORSET, BH4

£470,000 FREEHOLD

A very well presented three bedroom semi-detached house which is situated in the heart of Westbourne where there are a variety of popular shops bars and restaurants. The property has been well looked after and improved by the current owner to offer bright spacious modern accommodation throughout. Vacant possession.

Semi-detached town house | Three double bedrooms | Two modern bathrooms | New kitchen | Large lounge diner | Double glazed throughout | Low maintenance rear garden | Three off road parking spaces | Less than a minute walk to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

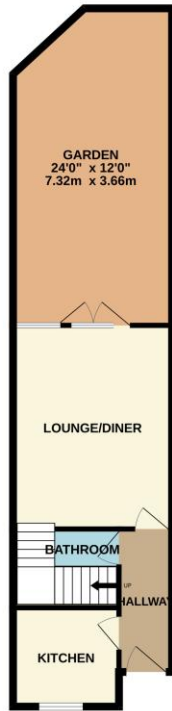
The house is approached via a driveway where there is parking for one car and lawned front gardens. A private front door leads into the entrance hall which benefits from recently sanded and lacquered engineered oak flooring which runs into the lounge diner.

The new kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. The large lounge diner is a fantastic size with ample space for a table with views and access into the rear garden.

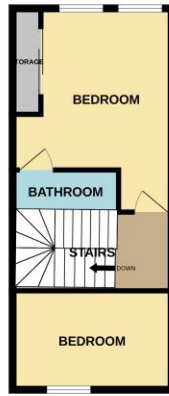
On the first floor there are two double bedrooms to include the rear aspect master bedroom which has the added benefit of a modern en suite shower room. There is a generous third double bedroom which has ample space for freestanding furniture. The family bathroom is also on the second floor and comprises of a suite to include wc, wash hand basin and a bath with shower attachment. There is loft space which provides excellent storage.

The rear garden is low maintenance, predominantly paved with flower borders and a gate which leads out to two further parking spaces.

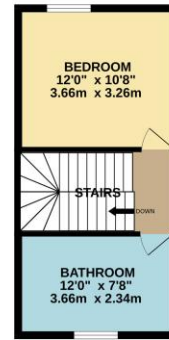
GROUND FLOOR
633 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

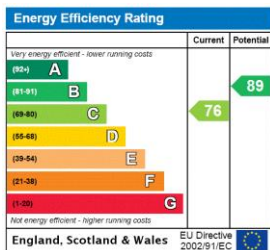
COUNCIL TAX BAND: D

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Semi-detached town house
- Three double bedrooms
- Two modern bathrooms
- New kitchen
- Large lounge diner
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