



19 HOLMFIELD AVENUE
SOUTHBOURNE
BH7 6SF

GUIDE PRICE
£575,000 - £600,000
FREEHOLD

“ A three bedroom, two
reception room
detached family home
enjoying a convenient
location close to
Littledown and
Southbourne ”

Winkworth

for every step...

GUIDE PRICE- £575,000 - £600,000

Three Bedrooms
Two Reception Rooms
Spacious Kitchen / Breakfast Room
Convenient Location
Off Road Parking
Carport
Mature Rear Garden
Vacant Possession

EPC: TBC | COUNCIL TAX: E | FREEHOLD

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Why Holmfield Avenue?

Holmfield Avenue is conveniently located in Boscombe East enjoying leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area. Southbourne high street has been rejuvenated over recent years to include a range of independent cafés, restaurants and convenience shops along with excellent transport links and Pokesdown train station.

This three bedroom detached family home enjoys a lounge to the front with feature bay window. The dining is flooded with natural light with double doors giving direct access to the rear garden. The spacious kitchen / breakfast room incorporates a range of cabinets, an integrated oven and hob with overhead extractor with space and plumbing for washing machine, dishwasher and fridge / freezer.

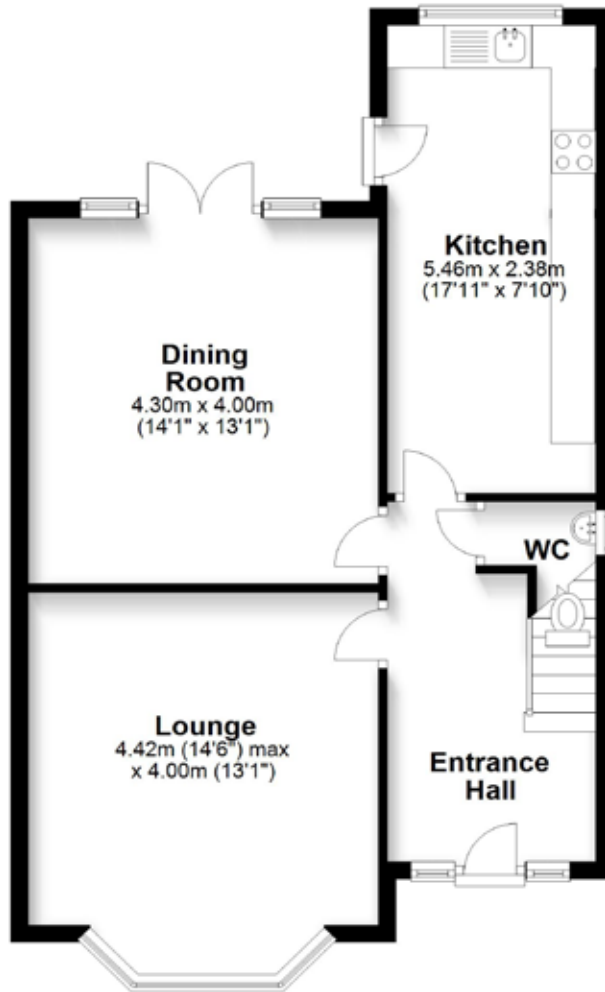
Located on the first floor are three bedrooms, serviced by the family bathroom that includes a bath, walk in single shower, wash hand basin and wc.

Outside, the rear garden is beautifully maintained. A patio adjoins the rear of the property ideal for outside dining. Mature trees and shrubs adorn the borders with the remainder laid to lawn. The front of the property provides off road parking for 2 vehicles with a carport accessed via large wooden gates.



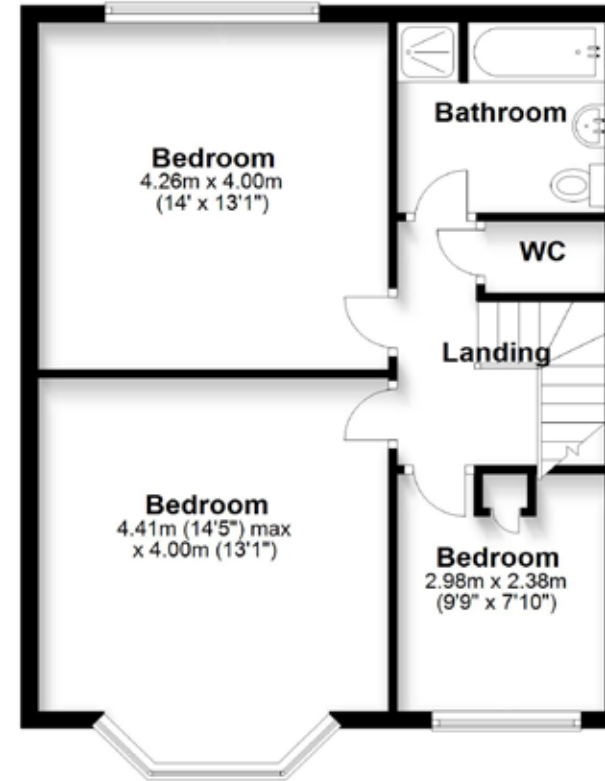
Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 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 PlanUp.

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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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