



81 RUNNYMEDE AVENUE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9SG
£375,000 FREEHOLD

A 3 BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING, OPEN PLAN GROUND FLOOR ACCOMMODATION AND A FORMER GARAGE CONVERTED INTO A STUDY/PLAYROOM, ON THE POPULAR BEARWOOD DEVELOPMENT.

SUMMARY:

An entrance lobby offers a spacious area for coats and shoes, and a double cupboard currently housing a washing machine. A door leads into the former garage which has been converted into a study/playroom, with laminate flooring, a side window, the gas meter and the electrical fusebox.

A hallway gives access to a cloakroom with WC, wash basin and access to under stairs storage.

AT A GLANCE

- Open plan kitchen/living/dining room
- Garage converted into a study/playroom
- Ground floor cloakroom
- First floor bath/shower room



DESCRIPTION:

The majority of the ground floor has an open plan design. The kitchen area features floor and wall units, integrated oven, electric hob, extractor fan, 1.5 bowl sink, corner breakfast bar and space for a fridge.

The lounge area includes recessed under stairs seating, a fitted electric fire, and an archway leading to a former conservatory which now serves as a large dining area and has full height double glazed windows on 3 sides, an enclosed roof, and a door to the rear garden.

Stairs from the lounge area lead up to the first floor landing which has a loft access, an airing cupboard (with a recently installed Glow Worm gas boiler) and access to 3 double bedrooms.

Bedroom 1 is a large double room overlooking the rear garden, bedroom 2 is a double room to the front, and bedroom 3 has a recessed hanging storage area. There is also a family bath/shower room.



A hardstanding to the front offers ample off road parking. The former garage doors lead to a storage area at the front of the house. To the left, a gate and concrete path (with outside water tap) lead to the rear garden.

There is a patio adjacent to the house, and the garden is mainly lawned, with mature shrubs and borders. At the bottom of the garden, there is a summerhouse (with power and carpeting) and a shed, which also has power. A gate located at the left of the rear boundary leads out to a communal green. The rear boundary is 6-7ft behind the shed and summerhouse.

LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

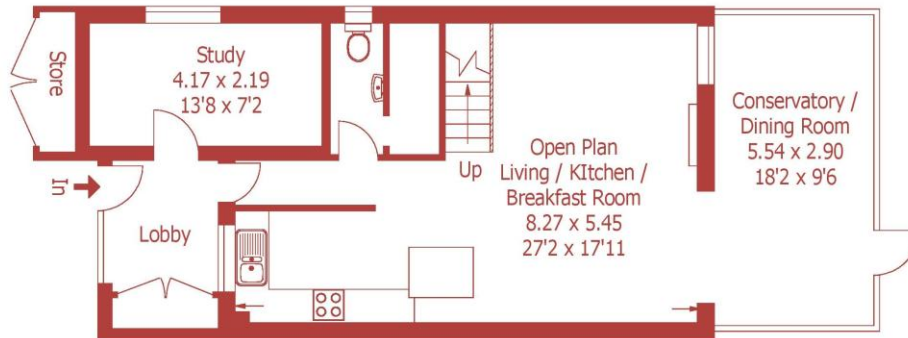
COUNCIL TAX: Band C

DIRECTIONS:

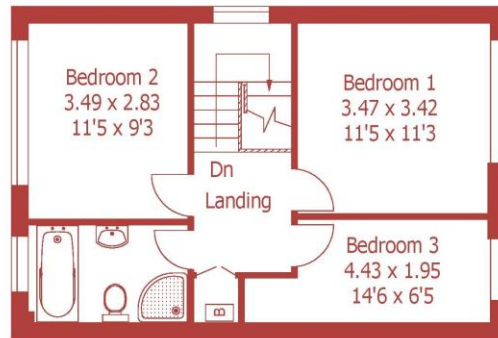
From Magna Road, turn into King John Avenue. Take the first turning on the left into Runnymede Avenue. Proceed past the first right hand turning, and the property can be found on the left, shortly before the second right hand junction.



Approximate Gross Internal Area :- 120 sq mt / 1296 sq ft



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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