

Local expertise with powerful national marketing

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KING JOHN AVENUE
BOURNEMOUTH, BH11 9UW



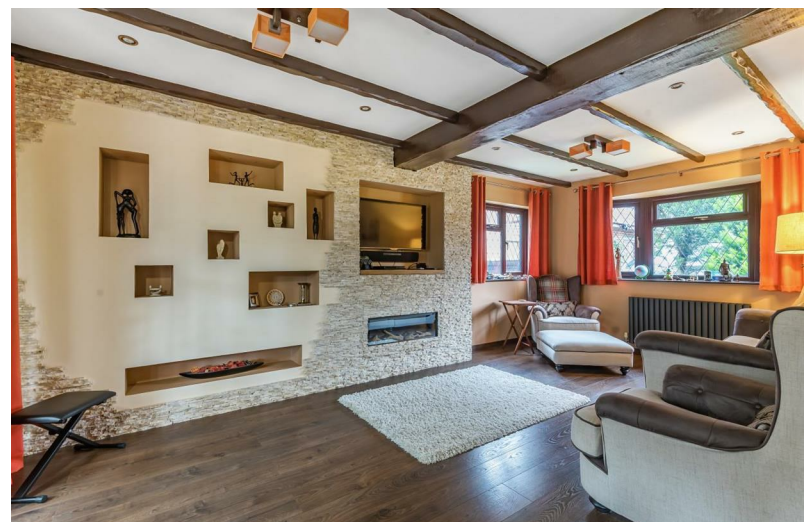
OFFERS OVER £450,000

- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- LARGE CONSERVATORY
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- PRIVATE REAR GARDEN
- QUIET CUL-DE-SAC LOCATION

This character, cottage style family home is located in a quiet cul-de-sac in popular and convenient Bearwood, with local amenities and transport links nearby and within easy reach of Wimborne, Poole and Bournemouth. The property sits on a good size plot with a generous frontage and driveway parking.

Accommodation includes three double bedrooms - one on the ground floor and two upstairs, along with a modern family bathroom. Both bedrooms on the first floor each have generous built-in wardrobes/storage and the bathroom is fully tiled with a contemporary finish.

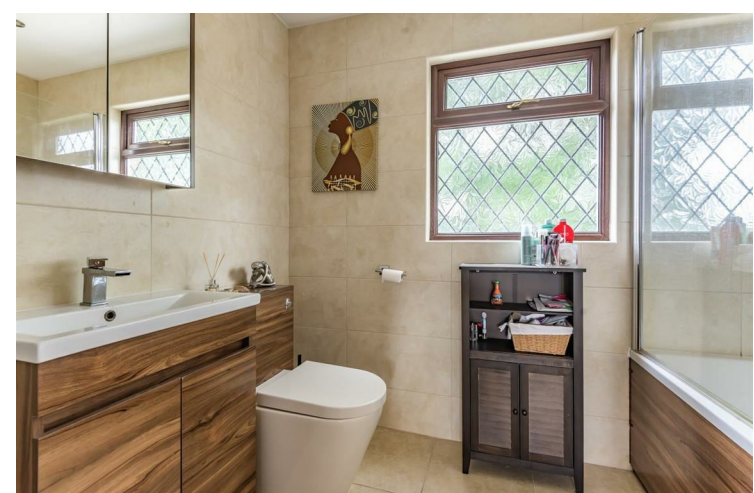
Living space is primarily open plan comprising a large triple aspect reception/family area and modern fitted kitchen with adjoining large conservatory overlooking the private rear garden. The kitchen has a generous range of light fronted base and wall units with built-in and integrated appliances and tiled floor, whilst quality wood effect flooring is laid throughout remaining floor areas in the property. Off the entrance



hallway there is a fully tiled shower/cloakroom/utility.

Outside there is a detached garage and the rear garden enjoys a good degree of privacy with fencing to all boundaries. There is secluded patio set to the side of the property and the remainder of the garden is laid mainly to lawn. There is also a small timber garden shed/summerhouse set to the side of the property.







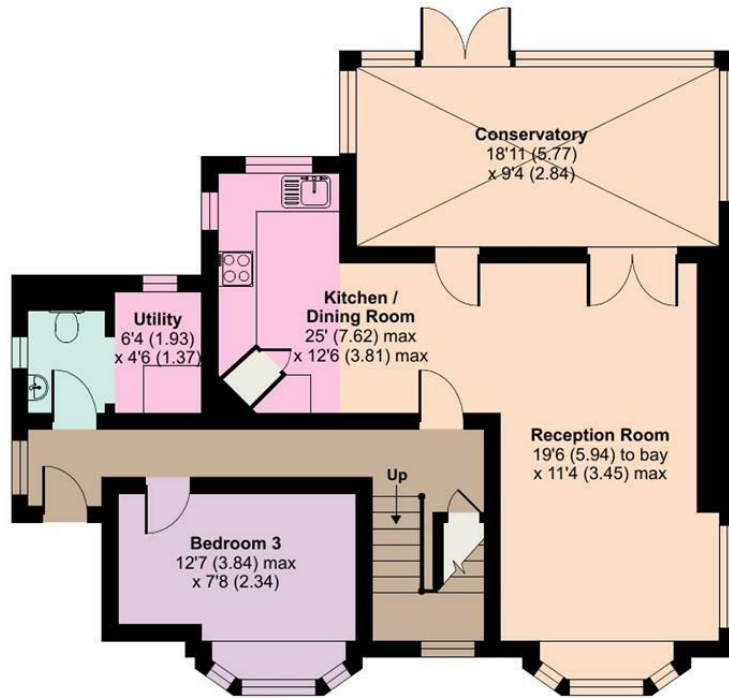
King John Avenue, Bournemouth, BH11

Approximate Area = 1324 sq ft / 123 sq m

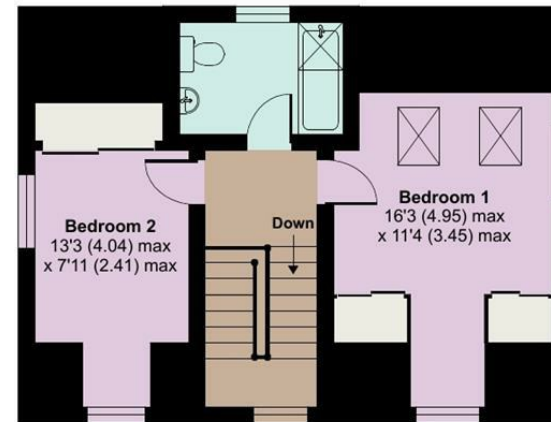
Garage = 137 sq ft / 12.7 sq m

Total = 1461 sq ft / 135.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Edwards Estates Ltd. REF: 865602



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