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GUEST AVENUE

POOLE, BH12 1JB

FINE & COUNTRY  
Homes from Edwards



# GUIDE PRICE £475,500

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We are delighted to be able to offer for sale this spacious three-bedroom detached home, situated close to Bourne Valley nature reserve and Coy Pond which in turn leads down to Bournemouth Square with the River Bourne adjacent.

On entering the property the first thing you notice is that it is bright, airy and contemporary throughout. From the hall you have a downstairs WC and doors to the front reception. The reception leads into the main kitchen living space to the rear.

On the first floor you have two double bedrooms, a further single bedroom and a recently modernised bathroom.

Outside to the front of the property you have off-road parking for several vehicles with access down to the side and to the rear of the property. There is a further driveway leading to a detached garage.

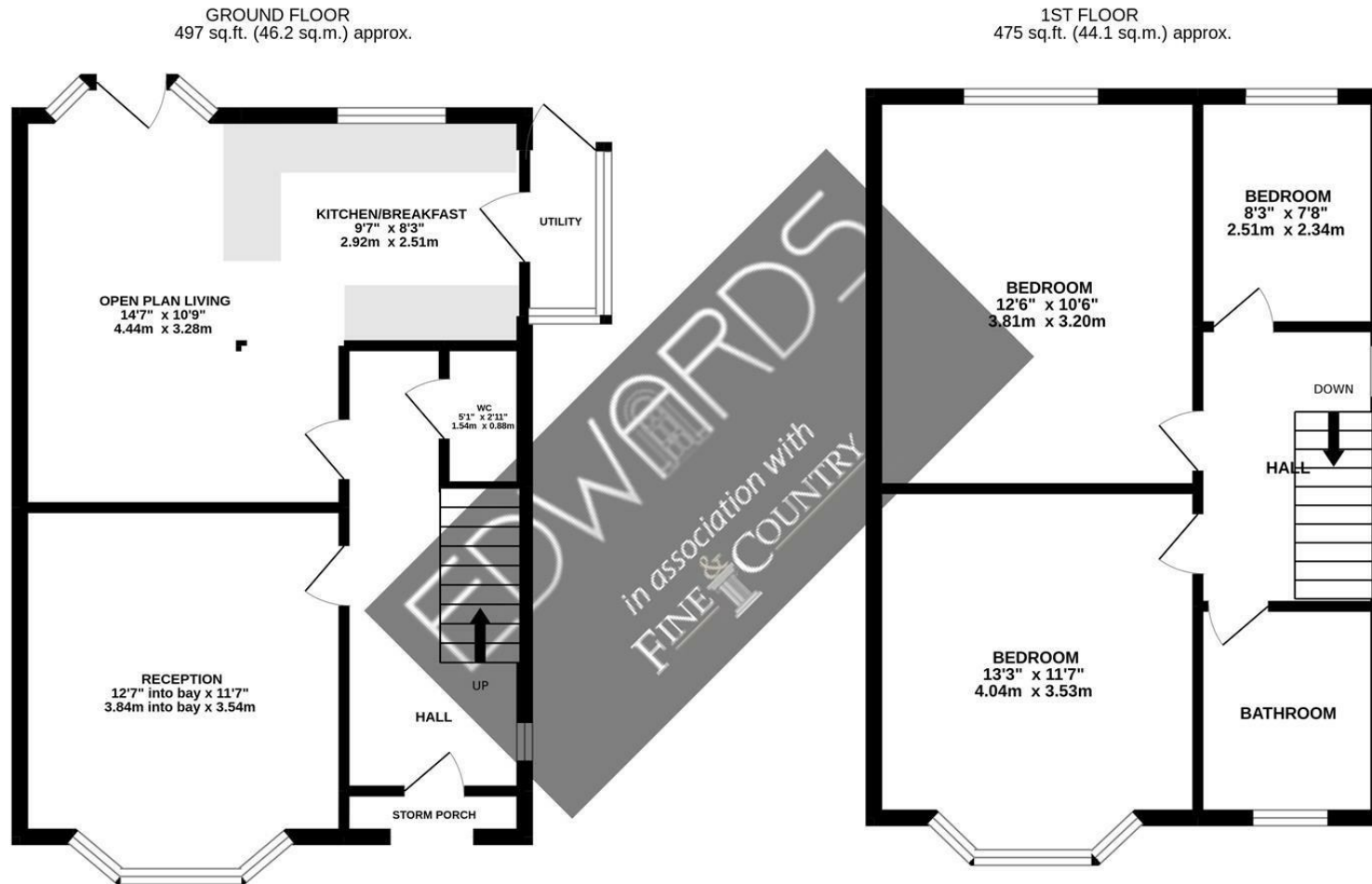
The rear garden is mainly to lawn with a pathway leading down to a hardstanding area adjacent to the rear of the property.











TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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