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**CHARMINSTER AVENUE**  
BOURNEMOUTH, BH9 1RU







# PRICE GUIDE £525,000

A detached family home located in a FAVOURED LOCATION on the fringes of Moordown, Winton and Charminster. Charminster Avenue offers a CONVENIENT LOCATION close to schools, local shops, restaurants, and TRANSPORT LINKS. Presented in beautiful condition throughout with an abundance of CHARACTER FEATURES such as high ceilings, large picture windows and half landing with return stairs. Offering VERSATILE ACCOMMODATION this lovely home has a spacious reception hall, downstairs W.C. superb KITCHEN/BREAKFAST room, three double bedroom, ensuite shower room and family bathroom, spacious lounge, separate dining room, ample off road parking and PRIVATE REAR GARDEN.



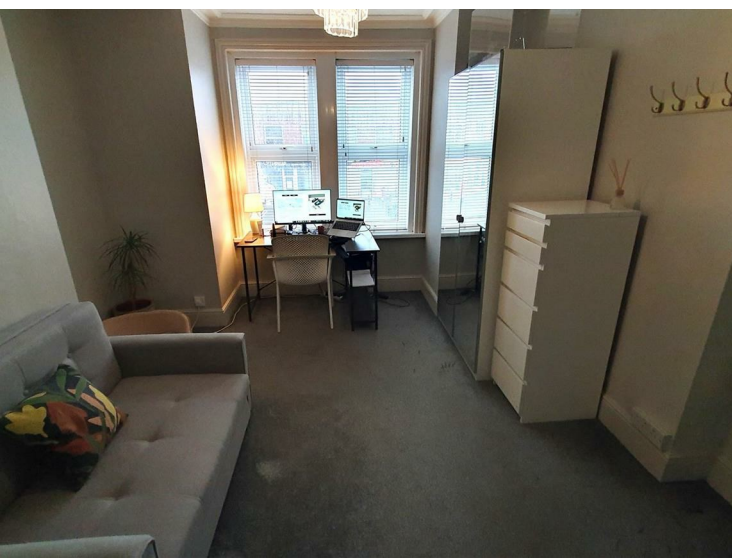
The bespoke kitchen/breakfast room has been fitted with a comprehensive range of units, breakfast bar and integrated appliances. Additionally, there is a separate utility room.

Both the spacious lounge and separate dining room have an abundance of lovely character features.

There is an ensuite shower room off the master bedroom, but all three bedrooms are doubles.

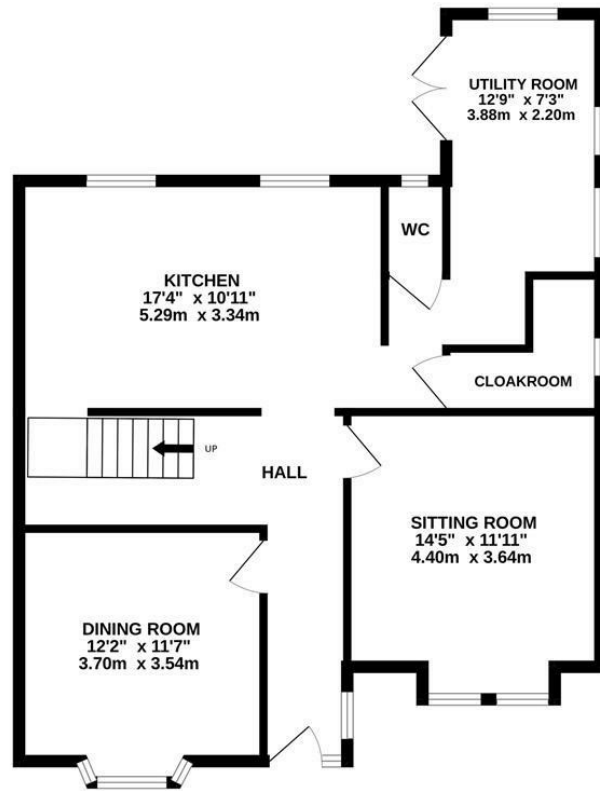
At the front, there is ample off road parking for several vehicles on the drive. The private rear garden has been laid to lawn and large patio area ideal for outdoor entertaining.

Energy Performance Rating D  
Council Tax Band D

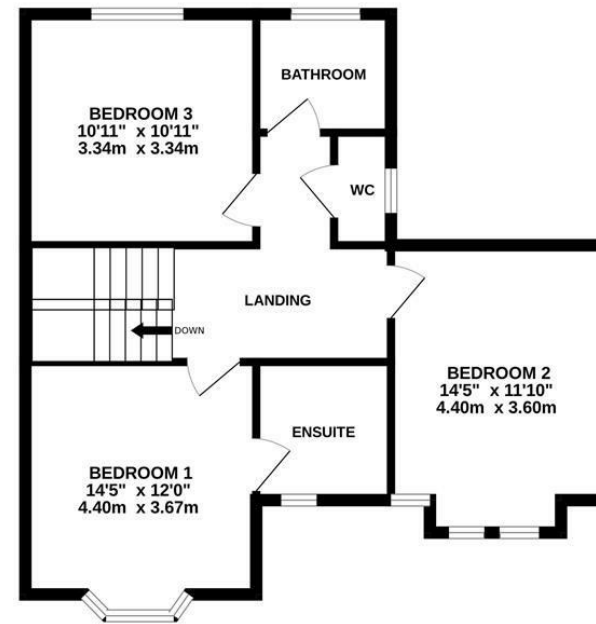




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1494sq.ft. (138.8 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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