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Sales, Lettings & Block Management

**END OF TERRACE HOUSE**

**£310,000**



**Avon Walk, 86a Avon Road, Bournemouth, BH8 8SF**

- \* End of Terrace House \* 69 Square Metres \***
- \* Three Bedrooms & Bathroom to First Floor \***
- \* 15ft10 x 9ft8 Lounge/Diner with Patio Door to Garden \***
- \* Good-Size Kitchen \* GF Cloakroom \* Walk-in Storage \***
- \* Allocated Parking \* West Facing Garden \* Chain Free \***
- \* EPC B Rated \* Council Tax Band C \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## **Avon Walk, 86a Avon Road, Bournemouth, BH8 8SF:**

Sheltered front entrance leads via composite-glazed front door into:

**Entrance Hallway:** **12' 8 x 6' 3 / 3.86m x 1.91m (approx')**. Plain ceiling with ceiling light point and fitted smoke detector. Single panelled radiator and consumer unit. Access to:

**Ground Floor Cloakroom:** Plain ceiling with ceiling light point and fitted extractor fan. Low level WC, pedestal wash hand basin and single panelled radiator. Tiled flooring.

**Kitchen:** **9' 3 x 9' 2 / 2.82m x 2.79m (approx')**. Plain ceiling with railed down light point. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge freezer. Space for additional appliance. Wall mounted gas central heating combination boiler. Splash back tiling and tiled flooring.

**Lounge / Diner:** **15' 10 x 9' 8 / 4.83m x 2.95m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and UPVC double-glazed patio doors leading to rear garden. Understairs recess, single panelled radiator and central heating thermostat. TV/media point.

**Walk-in Storage:** **3' 10 x 3' 3 / 1.17m x 0.99m (approx')**. Accessed via Lounge / Diner.

### ***Staircase from hallway to first floor landing***

**Landing:** Plain ceiling with ceiling light point, fitted smoke detector and hatch providing access to loft. Fitted storage cupboard.

**Bedroom One:** **12' 1 x 9' 4 / 3.68m x 2.84m (approx')**. Plain ceiling with ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. TV point.

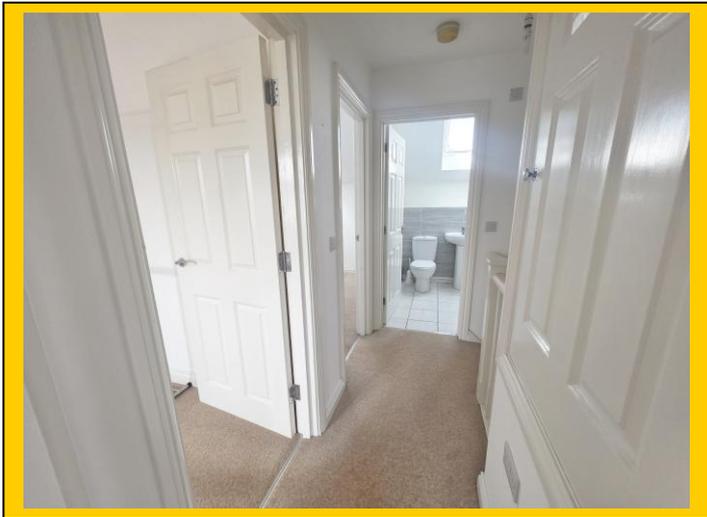
**Bedroom Two:** **10' 5 x 9' 4 / 3.18m x 2.84m (approx')**. Plain high-level sloping ceiling with ceiling light point and fitted Velux window to rear aspect. Single panelled radiator.

**Bedroom Three:** **7' 8 x 6' 1 / 2.34m x 1.85m (approx')**. Plain ceiling with ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator.

**Bathroom:** **6' 1 x 5' 6 / 1.85m x 1.68m (approx')**. Plain high-level sloping ceiling with ceiling light point and fitted extractor. Fitted Velux window. Low-level WC and pedestal wash hand basin. Panelled bath with handrails, shower screen and thermostatic shower valve. Part tiled walls and tiled flooring. Ladder style heated towel rail.

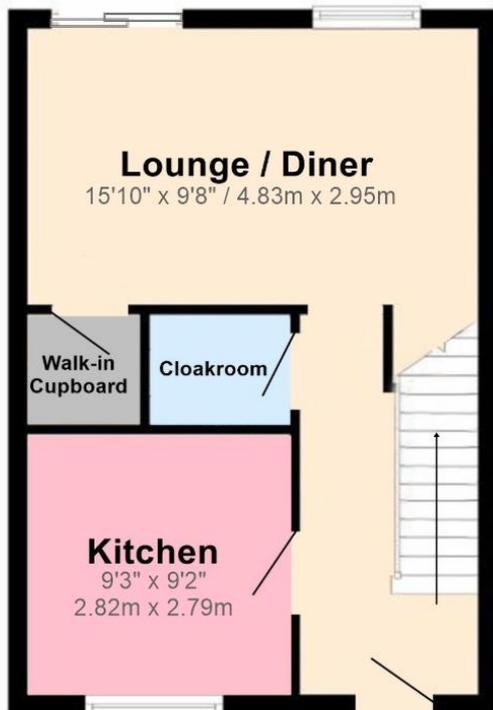
**Outside:** One allocated parking space to the front of the property ('bay 1'). Side aspect gate gives access to rear garden being to a westerly aspect. Garden laid partially to patio with the remainder laid to lawn.



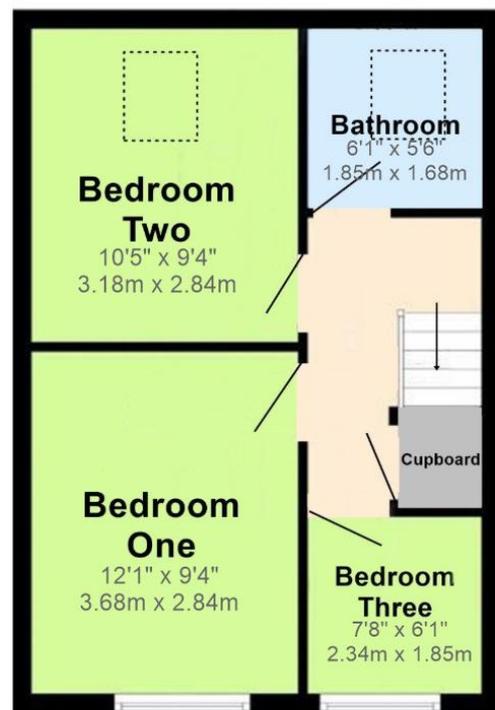


69 Square Metres /  
743 Square Feet

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**Ground Floor**



**First Floor**