



118 KING JOHN AVENUE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9TG
£350,000 FREEHOLD

**A WELL PRESENTED 3 BEDROOM MID-TERRACED FAMILY HOUSE
STANDING IN AN ELEVATED POSITION, WITHIN A RESIDENTIAL
CUL-DE-SAC, WITH OFF ROAD PARKING FOR 2 VEHICLES, A
NICELY ENCLOSED, PRIVATE REAR GARDEN, AND A REAR
CONSERVATORY.**

SUMMARY:

The property has undergone a programme of redecoration and refurbishment over the last 7 years, and benefits from gas central heating, UPVC double glazing, oak faced internal doors, fibre optic broadband, and a modern fitted kitchen and bathroom.

AT A GLANCE

- Off road parking for 2 vehicles
- Modern kitchen/dining room and bathroom
- Situated in a residential cul-de-sac
- Conservatory
- Nicely enclosed rear garden



DESCRIPTION:

A covered entrance way has an integral store cupboard, and a front door leads through to the reception hall where there are glazed double doors opening through to the lounge featuring a contemporary style wall mounted electric fire and display recess, understairs storage cupboard, and glazed door to a rear conservatory. There is a modern kitchen/dining room comprising an excellent range of units, ample worktops, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, induction hob with cooker hood above, electric oven and microwave, space for table and chairs, and French doors lead out to a patio area.

From the reception hall, a straight staircase leads to the first floor landing where there is access to loft space, and an airing cupboard housing a Worcester combination boiler. The main bedroom has fitted wardrobes with an alcove providing storage and hanging space. There are 2 further bedrooms (with bedroom 3 having fitted wardrobes, cabin bed and high storage cupboards), and a family bathroom comprising a panelled bath (with wall mounted shower fitment and glazed screen), WC, wash hand basin, and ladder rack style radiator.



The driveway was resurfaced a year ago, and provides off road parking for 2 vehicles. The rear garden is nicely enclosed by timber panelled fencing, with a centre lawn, a rear patio, timber playhouse and shed, outside tap, and there is a rear gated access.

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:

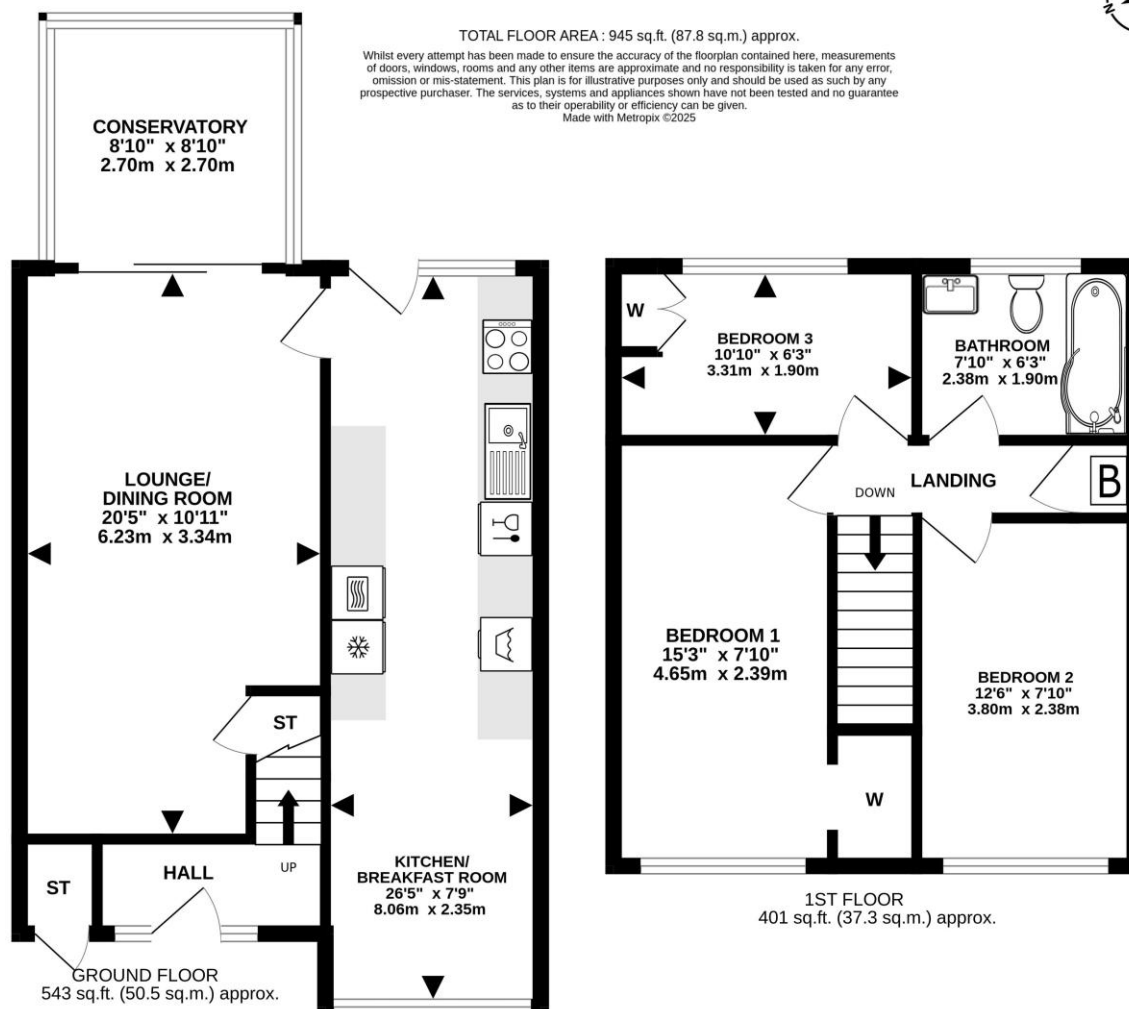
From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit, into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, which becomes Magna Road. As you enter Bearwood, turn right into King John Avenue. Follow the road round, take the 6th turning on the right (just opposite the bus stop) into the cul-de-sac, and the property can be found immediately on the left hand side.





TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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