



**AVEBURY AVENUE, BOURNEMOUTH, DORSET, BH10**

**£675,000 FREEHOLD**

An exceptionally well presented three bedroom detached house situated in a quiet road. Set close to local amenities, good schools and excellent transport links. The property is in superb order throughout with modern spacious accommodation, a sunny garden and ample off road parking.

Detached House | Three bedrooms | Stunning Extension | Modern bathroom | Contemporary kitchen | Landscaped rear garden | Large driveway | Plantation shutters to all bedrooms hall and lounge

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks. The House also benefits from being near to the River Stour and nature reserve which is ideal for keen walkers or a spot of fishing.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





## DESCRIPTION

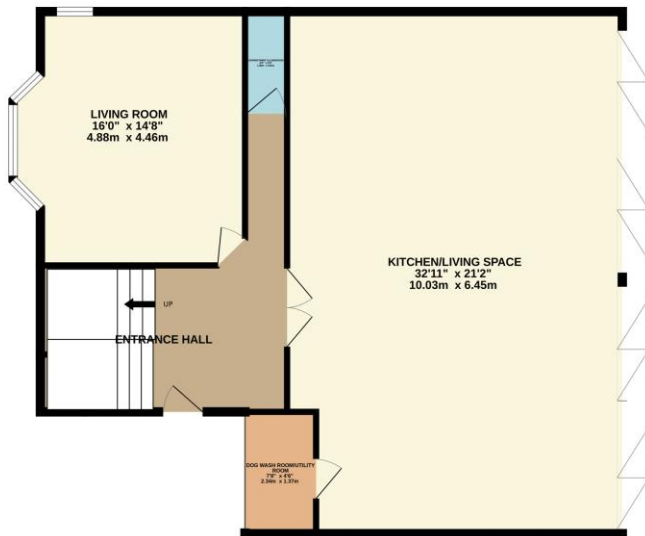
Situated in the desirable area of Bournemouth, this immaculately presented detached house offers a stunning extension, modern kitchen and bathroom, and a sunny garden with a large patio perfect for entertaining.

With spacious driveway parking, the property boasts a generous size of approximately 1837sqft and features three bedrooms and one bathroom. The interior is in immaculate condition throughout, ensuring a comfortable and stylish living space.

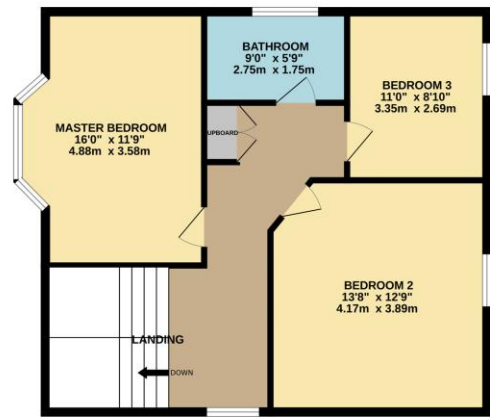
Located in close proximity to the vibrant Bournemouth town centre, residents can enjoy a superb shopping area and award-winning local Blue Flag beaches extending through to Sandbanks in Poole. The warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks are just a short distance away.

Furthermore, the property benefits from easy access to the Bournemouth Wessex Way, providing direct routes to the M27 motorway with London just a 1 hour and 30 minutes commute. For those preferring public transport, mainline train routes from Poole or Bournemouth railway stations connect to the Weymouth to London Waterloo South West train service.

GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: E**

**TENURE: Freehold**

**LOCAL AUTHORITY: BCP**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## AT A GLANCE

- Detached House
- Three bedrooms
- Stunning Extension
- Modern bathroom
- Contemporary kitchen
- Landscaped rear garden
- Large driveway
- Plantation shutters to all bedrooms hall and lounge

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