

69 Holdenhurst Avenue, BH7 6RB



Winkworth



***“A fantastic opportunity to own an exceptionally large corner plot
on a popular tree lined avenue.”***

£565,000 FREEHOLD

Winkworth are delighted to present this double fronted detached family home located on one of Boscombe East's most popular avenues. Ideally situated within walking distance to the Littledown Leisure Centre and Royal Bournemouth Hospital and with great access road links to the A338 and excellent school catchments.

Many of the period features in this property remain, giving it a wonderful character and charm. There is potential for expansion (STPP) and developments to put your stamp on a property that benefits from a great location and no forward chain!

At A Glance

- Expansive 14x12ft kitchen with pantry cupboard and built in alcove for AGA
- Opportunity to combine kitchen and dining room to create open plan living space
- Two large reception rooms, with feature fireplaces and flooded with natural light
- Three generous double bedrooms
- Large family bathroom with separate WC – potential to combine to expand

Outside

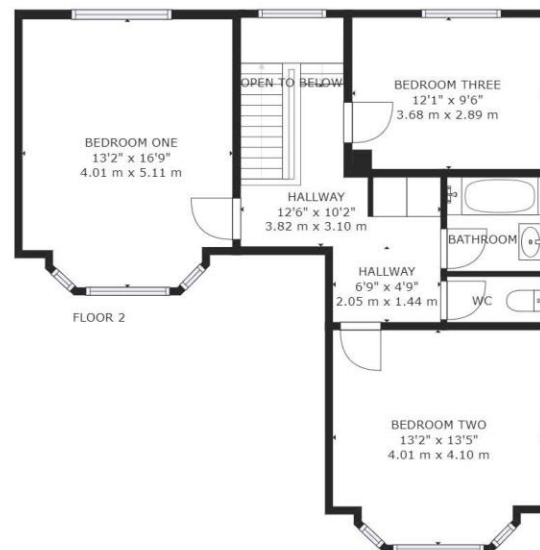
- Large wrap around garden
- Impressive sized plot
- Off road parking for several vehicles
- Detached double garage
- Storage shed

COUNCIL TAX BAND: E

EPC RATING: E







GROSS INTERNAL AREA
FLOOR 1: 779 sq ft, 72 m², FLOOR 2: 721 sq ft, 67 m²
EXCLUDED AREAS: , PORCH: 25 sq ft, 2 m²
TOTAL: 1590 sq ft, 149 m²

AGENTS NOTE: The heating system, mains and appliances have not been tested by Winkworth Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Location

Littledown is located approximately 4 miles from Southbourne and offers a number of amenities including sports centre and hospital. Local shopping facilities can be found at Pokesdown and includes Sainsburys Local and Tesco Express. On the edge of Southbourne there are the award-winning blue flag sandy beaches which extend via a level walk promenade from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



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