



Estate Agents



Auctioneers



# **St. Anne's Avenue, Southbourne, Bournemouth, BH6 3JR**

## **Guide Price £465,000 – Freehold**

**Three Bedroom Two Reception Room Detached Bungalow**  
**Hallway | Lounge | Dining Room | Three Bedrooms | Kitchen | Bathroom & Separate W/C**  
**Driveway & Garage | Front & Rear Gardens | No Chain**

A spacious three bedroom, two reception detached bungalow situated in a quiet location close to the shops at Tuckton, and within easy reach of Southbourne Grove with its array of restaurants, independent shops, coffee bars and the safe sandy beaches beyond. The property is now in need of some modernisation but features double glazing, gas central heating, detached garage and a secluded rear garden. No onward chain.

Enter via the side doorway and into the hallway with doors leading to all the main rooms. To the front is the 15' reception room with bay window and feature fireplace. There is a double bedroom to the front aspect - again with a bay window, plus a further double bedroom and a good sized single bedroom. To the rear is the separate dining room which is adjacent to the kitchen, and has French doors leading out to the garden. The 11' kitchen is fitted with a range of units and has a large larder-style cupboard housing the gas central heating boiler. From the hallway there is access to the loft space with potential to extend (subject to the usual permissions).

Outside, the front garden is laid to decorative shingle & shrubs and has a driveway providing off road parking for two cars behind a gated entrance. Further side gate leading to the detached garage. The rear garden enjoys a secluded westerly aspect, and extends to approx. 30' in length with patio area, small lawn and shrub borders.

Council Tax Band: E

EPC Rating: 61 | D

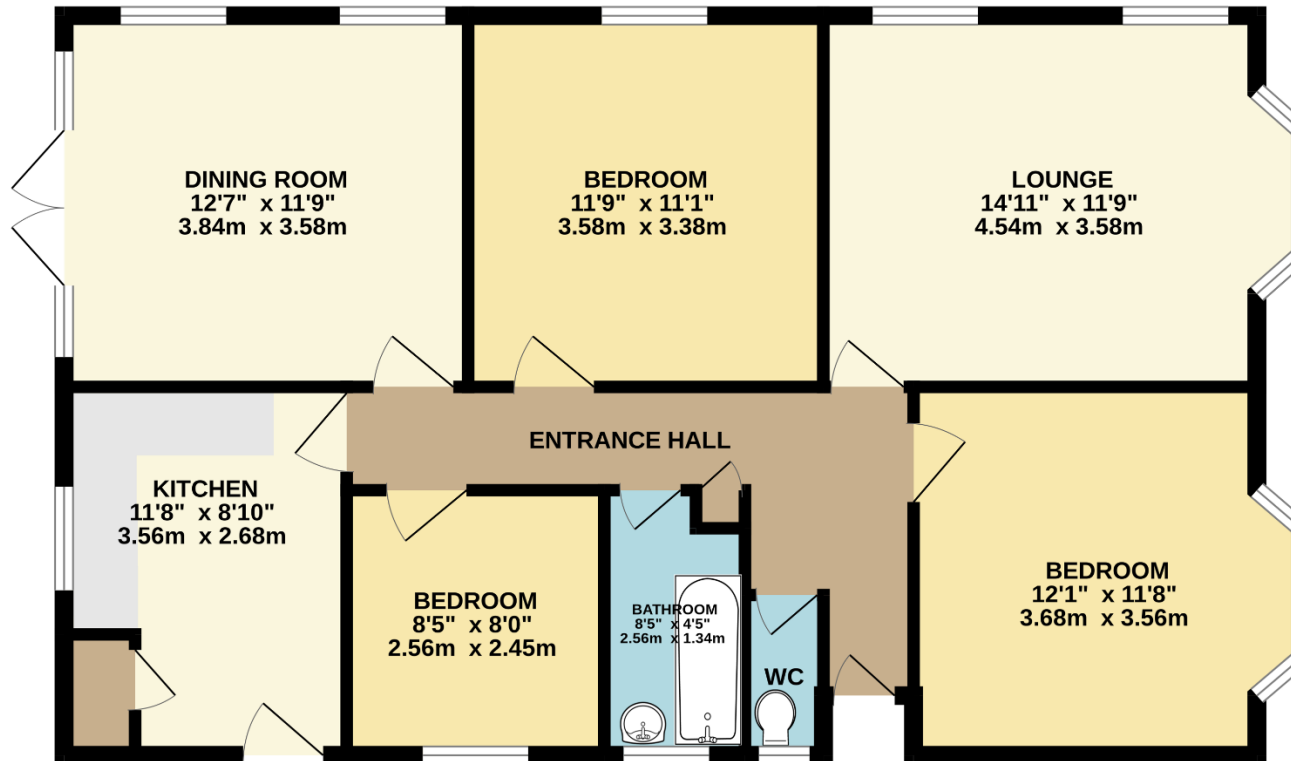








GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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