



**48 Gunville Crescent, Bournemouth, Dorset, BH9 3QA**  
**£239,950**





**\*\*Open Day Saturday 28th May\*\*Please call to book a time slot\*\***

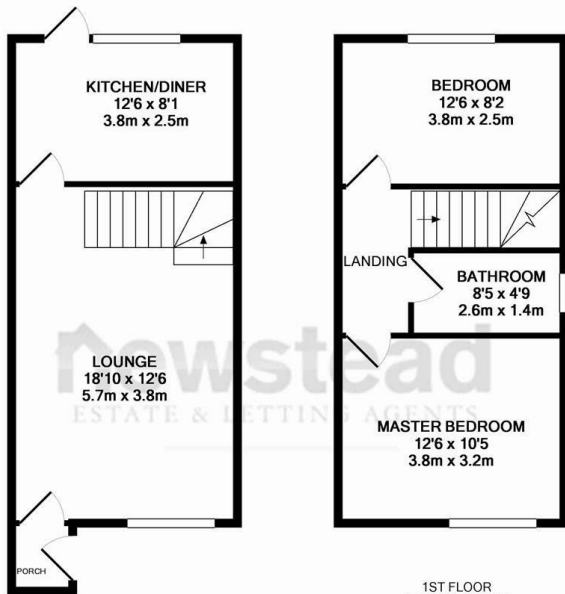
An opportunity to acquire a spacious two bedroom house, situated in the sought after BH9, Muscliff location.

Entering the property there is a porch area which is great for storing shoes and coats. Leading from the porch you enter a sizable, well decorated lounge. To the rear of the property there is a spacious kitchen that benefits a range of base and wall mounted units and a door opening onto a private garden.

On to the first floor there are two double bedrooms, with plenty of space for freestanding wardrobes in the master and a built in storage cupboard in the second. There is a modern bathroom in between with shower over bath, basin and WC.

Outside of property you have a good sized rear garden which is mainly laid to lawn and a decked area at the start of the garden perfect for entertaining family and friends. As the property backs onto another garden it is extremely secluded. It is lined with fencing and mature shrubs and trees creating the perfect space to enjoy the summer months.

The property is located in the sought after BH9, Muscliff location, within close vicinity of Castle Lane West and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from Castle Point Shopping Centre and the Wessex Way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public



GROUND FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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