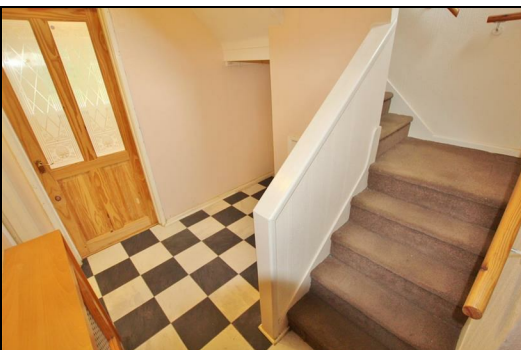




55 Larksfield Avenue, Bournemouth, Dorset, BH9 3LW
£224,950



OPEN HOUSE SATURDAY 24TH OF OCTOBER

VIEWING IS STRICTLY BY APPOINTMENT ONLY, PLEASE CALL TO REGISTER YOUR DETAILS AND BOOK YOUR TIME SLOT

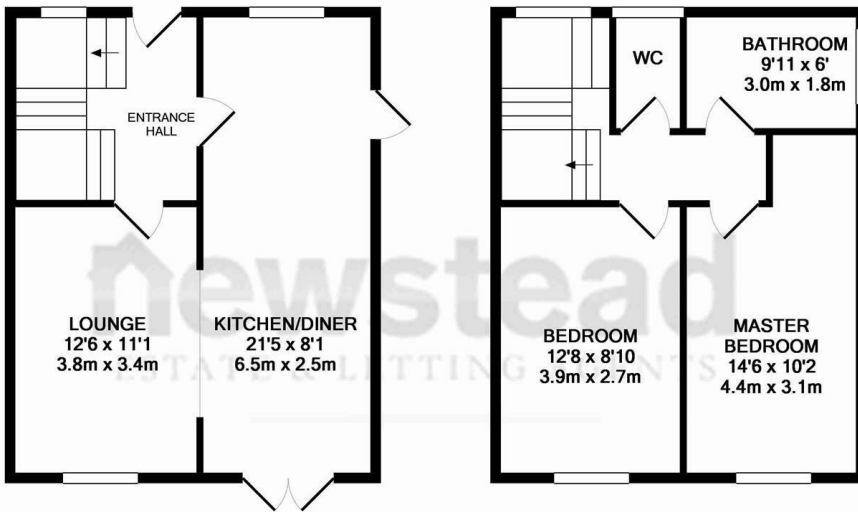
A CHARACTER TWO BEDROOM SEMI DETACHED HOUSE - This semi-detached house offers scope for improvement benefiting from having a large kitchen/dinner and drive way with off road parking.

On entry into the house, on the ground level you have a sizable lounge that leads to the focal point of the house, the spacious kitchen/dinner that has a fitted kitchen area and French doors opening onto you're private garden. The kitchen also benefits from a range of base and wall mounted units with space for freestanding appliances.

On to the first floor there are two double bedrooms, with plenty of space for freestanding wardrobes in both bedrooms. There is a modern family bathroom that is larger than your average bathroom with a freestanding shower and separate bath.

Outside of property you have a good sized rear garden which is mixture of laid to lawn and patio, the garden is perfect for entertaining family and friends. As the property backs onto another garden it is extremely secluded and 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, Muscliffe 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 367 SQ.FT.
(34.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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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