



32 Cox Avenue, Bournemouth, Dorset, BH9 3LY
Guide Price £350,000



A three bedroom detached bungalow set on a good plot with the added benefit of garage, ample off road parking and beautifully kept rear garden set in the heart of Muscliff, BH9.

Upon entry you are greeted with a light and airy entrance hall with high ceilings, neutral tones that lend access to the accommodation. On this level there is versatile living space with a two large bedrooms both have feature bay windows both benefit from being large doubles, bedroom three it currently used as a dining room but could easily be used as the third double bedroom.

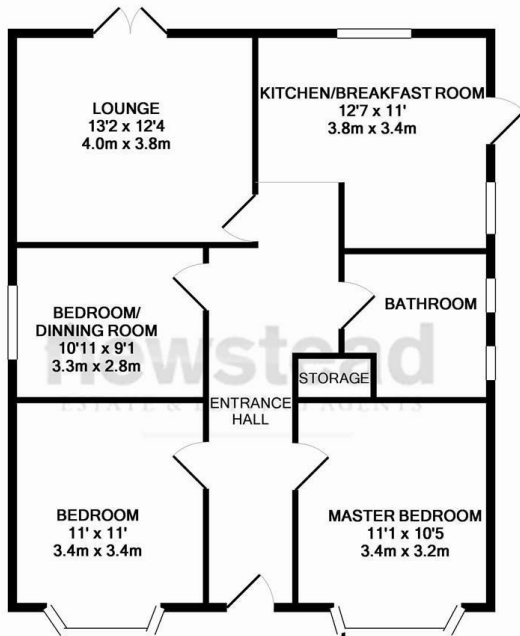
Between the kitchen and lounge is the immaculate and modern family bathroom, complete with, wash basin, close coupled W/C, and panel bath with shower over.

As you move through to the rear, to the you have the beautifully modernized kitchen diner; finished with fully tiled flooring, matching wall and base units, integrated appliances such as oven and Hobbs, dishwasher, leaving space for a washing machine and fridge freezer. The lounge is situated again to the rear of the property and has double patio doors that lead to your beautifully landscaped rear garden, also located in the lounge is a wood burner.

The property has also got a vast amount of potential to develop more by going up in the loft and possibly creating an extra bedroom and En-suite bathroom STPP

Through to the rear you then have the large private and enclosed landscaped rear garden that starts with large shingled sitting area that then leads onto a sizeable level garden that is predominately laid to lawn and very private benefitting from not being overlooked from either side or the rear, 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. To the front of the property you have a large front garden adjacent to this is a large drive way that leads to your private garage.

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.



TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 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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