



7 Normanhurst Avenue

An opportunity to acquire a sizable detached three double bedroom detached family home

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7 Normanhurst Avenue, Bournemouth, Dorset, BH8 9NN

The property offers spacious accommodation over two floors, on entry you are greeted with a large open reception hall which provides access to the first large reception room with a feature bay window, then onto the second substantial reception room with patio doors the lead to your south facing garden. To complete the downstairs accommodation you have a sizable kitchen/breakfast this room is in need of some updating but has great potential.

Onto the first floor, the open hallway leads to the family bathroom and separate WC and three sizable double bedrooms.

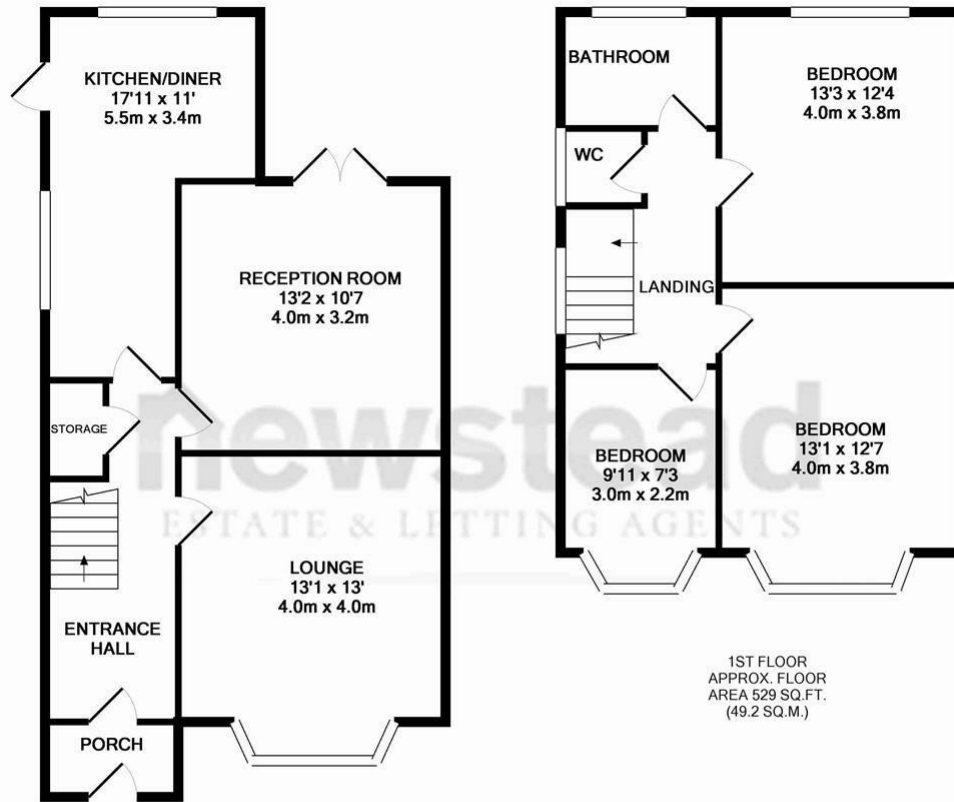
As this home is set on a large plot you have a large private and secluded sunny garden that has been landscaped by the current owners and kept private by mature trees and shrubs surrounding you have the perfect mix of lawn and patio as well as a separate built garage.

A main selling feature of this family home is the plot size and the further potential you could do to the property.

The Property is located in the sought after BH8, Queens Park area superbly located for local, national and international communication links, with Bournemouth station close by and easy access to motorways and Bournemouth international and Southampton airports. With a wide range of sports and health clubs, golf courses and leisure activities nearby, along with an abundance of primary and secondary public and grammar schools it is the perfect family location. It has also got the added benefit of a home and income with a plethora of language schools in the vicinity.







GROUND FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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