



49 Feversham Avenue

A detached three bedroom family home set on a good plot

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49 Feversham Avenue, Bournemouth, Dorset, BH8 9NH

Upon entry to this home you are greeted by an open entrance hall that lends access to the downstairs accommodation. On this ground floor level there is versatile living space with a ground floor bedroom, two large reception rooms and two sizable conservatories which have a great view of the rear garden. The ground floor bedroom benefits from being a large room and comes complete with, WC plus washing hand basin and to complete the accommodation you have a fully fitted shower room. Moving on you have two kitchens the smaller one located to the front of the property could be used as a unity room as well as a kitchen, located to the rear of the property you have the main family kitchen that comes complete with matching wall and base units throughout, integrated oven & hob, with provisions for white goods.

Moving to the first floor, you have the large master bedroom benefiting from eave storage, and a further second double bedroom again with eave storage. On this level you also have a fully fitted modern shower room.

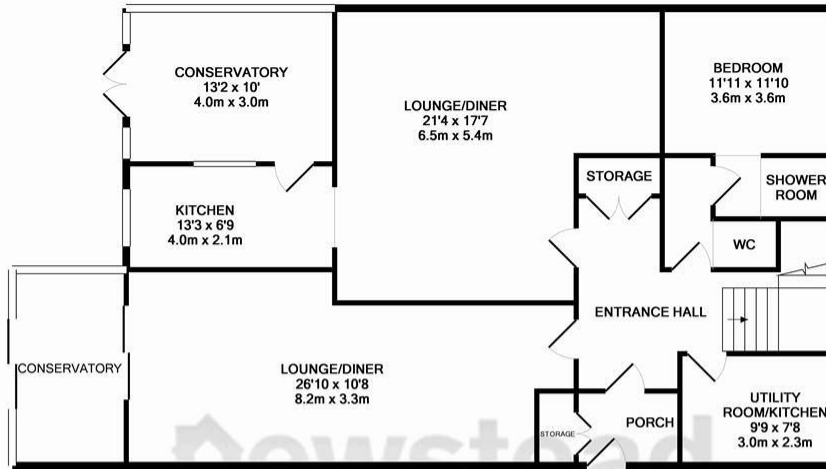
One of the main selling features of this family home is the plot size and the further potential you could do to the property.

The rear garden has the perfect mix of lawn and patio, perfect for entertaining family and friends. Being predominately south facing it is very sunny and private space, to the front there is a garage and ample off road parking

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.





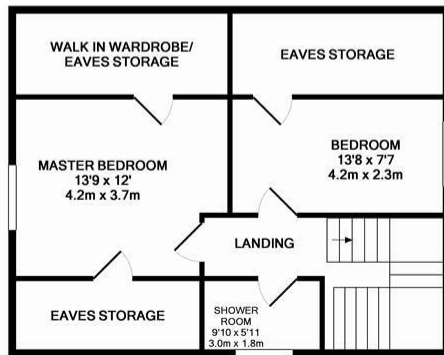


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GROUND FLOOR
APPROX. FLOOR
AREA 1388 SQ.FT.
(129.0 SQ.M.)

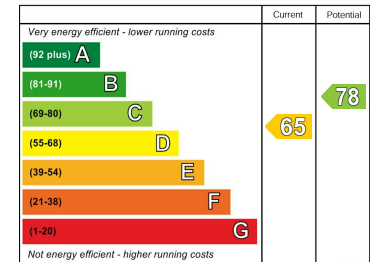
TOTAL APPROX. FLOOR AREA 1985 SQ.FT. (184.4 SQ.M.)

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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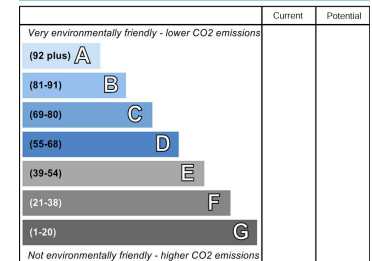
1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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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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