









Glamis Avenue  
Bournemouth  
BH10 6DW

£350,000

## FEATURES:

- CLOSE TO LOCAL AMENITIES AND BUSES
- 2/3 DOUBLE BEDROOMS
- NICE SIZE LOUNGE/DINER OVERLOOKING THE REAR GARDEN
- SPACIOUS KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TWO BATHROOM/SHOWER ROOMS
- VERSATIL ACCOMODATION
- BLOCK PAVED OFF ROAD PARKING WITH GATED ACCESS TO REAR GARDEN
- GARAGE AND STORAGE SHED/WORKSHOP
- CLOSE TO NEARBY RIVERSIDE WALKS
- VIEWING IS RECOMMENDED

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		78	(69-80) C
(55-68) D	54		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

### ENTRANCE:

Via recessed porch entrance with frosted hardwood door into;

**HALLWAY:** 'L' Shaped hallway with wood laminate flooring. Storage cupboard. Door leading to;

### LOUNGE/DINING ROOM: 17'3" x 10'5" (5.26m x 3.17m)

Good sized lounge/dining room with feature marble effect fireplace. TV Point. uPVC double glazed sliding patio doors leading to the rear garden.

### KITCHEN/BREAKFAST ROOM: 19'2" x 10'4" (5.84m x 3.15m)

Matching base and eye level wall units with roll edge work surfaces and tiled splashbacks. Inset single bowl stainless steel sink unit with mixer tap over. Space for fridge/freezer and washing machine. Integrated dishwasher. Inset stainless steel 5-burner gas hob with cooker hood over and electric oven below. Breakfast bar. Wall mounted boiler. uPVC double glazed windows to the side and rear aspect. uPVC double glazed door leading out to the rear garden. Stairs leading to the first floor.

### BEDROOM ONE: 13'4" x 12'4" (4.06m x 3.76m)

Double bedroom with Velux windows to the front and side aspects. Under eaves storage. Built in wardrobe.

### BEDROOM TWO: 11'4" x 10'6" (3.45m x 3.20m)

Double bedroom with built-in part mirrored wardrobes with sliding doors. uPVC double glazed bay window to the front aspect.

### BEDROOM THREE/DINING ROOM: 12'4" x 10'5" (3.76m x 3.17m)

Double bedroom with uPVC double glazed bay window to the front aspect.

### BATHROOM: 5'7" x 5'5" (1.70m x 1.65m)

White suite comprising low level WC with concealed cistern, panelled bathtub with shower head attachment and hand wash basin inset into vanity unit. Tiled walls. uPVC double glazed obscure window to the side aspect.

### SHOWER ROOM: 7'7" x 5'0" (2.31m x 1.52m)

Walk-in shower cubicle. Vanity wash basin with mixer taps over. Low level WC. Obscure Velux window to the side aspect.

### OUTSIDE:

**FRONT:** Laid to block paving providing off road parking for 3/4 cars. Access to rear garden via side gate.

**REAR:** Patio abutting the property with remainder laid to lawn with stepping stones, raised flower beds and timber fence surrounding. Large timber garden shed/workshop.

**GARAGE:** Detached garage with up and over door, light and power.

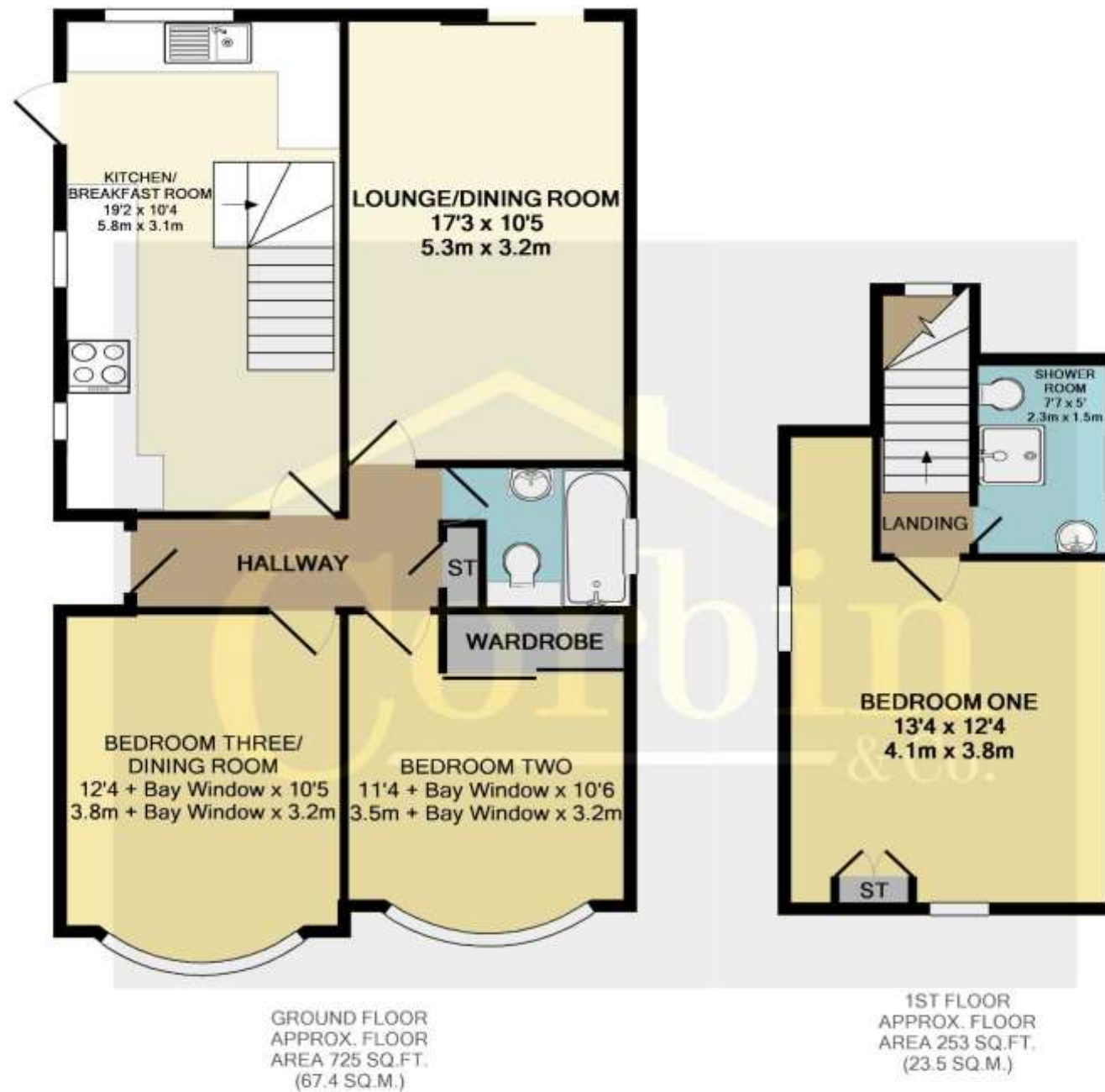
### OTHER INFORMATION:

Council Tax Band - D



In accordance with the Consumer Protection from Unfair Trading Regulations 2008, these particulars have been produced to give a general guide to the property. They do not constitute an offer or contract in anyway. We have not carried out a survey and fixtures, appliances and fittings have not been tested. All measurements are provided as a guide. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation.





TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 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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