

# INGLEWOOD AVENUE BOURNEMOUTH



£470,000  
FREEHOLD

**paulwatts**

# INGLEWOOD AVENUE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- VERY SMART EXTENSIVELY REFURBISHED HOME
- 3 Bedroom detached chalet bungalow
- LARGE open plan kitchen/dining room
- GROUND FLOOR BEDROOM and bathroom
- 2 first floor bedrooms (one with en-suite shower)

EXTENSIVELY REFURBISHED 3 bedroom CHALET bungalow creating a modern and stylish home. Large OPEN PLAN KITCHEN/DINING ROOM. Ground floor bedroom and bathroom. In QUEENS PARK with excellent local schools. VERSATILE HOME.

## INGLEWOOD AVENUE

VERY SMART CHALET BUNGALOW, extensively refurbished to create a more modern and stylish home

Offers flexible accommodation with GF bedroom and bathroom and 2 FF bedrooms (one with en suite shower)

As well as new bathrooms and kitchen, improvements include new central heating, updated wiring and new internal doors, together with flooring and decor

The LARGE OPEN PLAN KITCHEN/DINING ROOM will probably be the highlight for most people, a lovely light space with plenty of room for family dining and cooking.

The kitchen section features two-tone units and integrated appliances of fridge and freezer, 4 ring gas hob with cooker hood over, electric cooker and slimline dishwasher. 2 sets of patio doors lead out to the garden

There is a GROUND FLOOR BEDROOM with adjacent BATHROOM

A tranquil lounge is at the front, and ground floor accommodation is completed by a side store, with plumbing for washing machine

On the new first floor, there are two double bedrooms, one with an en suite shower room and eaves storage space

The front garden has been PAVIOURED to provide parking space and leads to the ATTACHED GARAGE (with door out to garden)

The REAR GARDEN has been landscaped for ease of maintenance with timber deck and wide steps down to lawn and patio areas

There are local shops and bus routes along nearby Castle Lane, including the Castlepoint Shopping Centre, and the nearby Wessex Way at the Cooper Dean junction is a good route into the town centre and out of town

The local schools are highly rated, including the two Bournemouth grammar schools, and as well as the open space of Queens Park and Strouden Park, there are excellent leisure facilities including the David English Centre and Littledown

Council Tax Band D

A VERY SMART AND VERSATILE HOME. Call 01202 524252 for link to VIRTUAL TOUR

£470,000

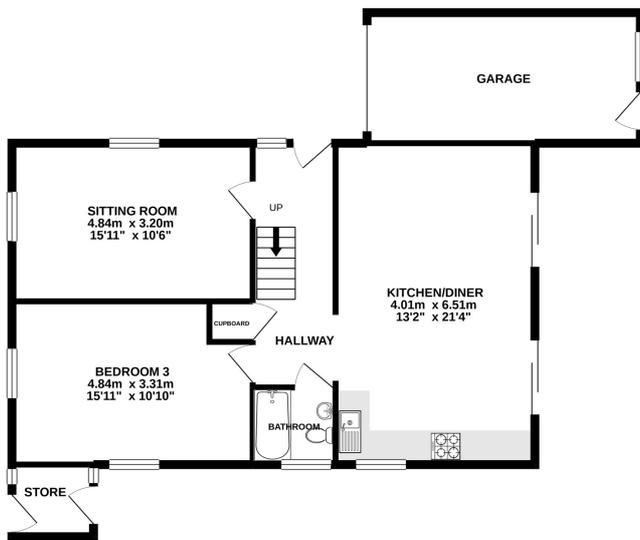
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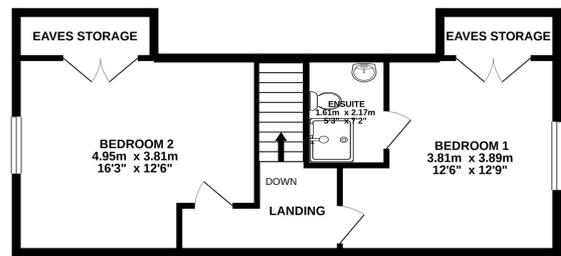
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# INGLEWOOD AVENUE

GROUND FLOOR  
85.4 sq.m. (919 sq.ft.) approx.



1ST FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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