



**Connells**

Finchfield Avenue  
Bournemouth



### Property Description

Situated in a popular residential area, this well-presented three-bedroom home at Finchfield Avenue, BH11 offers comfortable and modern living, ideal for families or purchasers seeking a practical yet stylish property.

The accommodation comprises a separate living room, providing a welcoming space to relax and unwind. The modern kitchen is thoughtfully designed and fitted with a range of integrated appliances, offering both functionality and a contemporary finish.

The property features three well-proportioned bedrooms, all offering flexibility for family living, guests or home working. The modern bathroom is finished to a high standard and includes a walk-in shower, creating a sleek and low-maintenance space.

Externally, the home benefits from front and rear gardens, providing outdoor space for entertaining, gardening or relaxation. To the front, there is off-road parking, while a detached garage offers additional secure parking or useful storage.

This attractive home combines modern interiors with excellent external features and represents a great opportunity to purchase in a convenient and established location.

### Entrance Hall

Radiator, Laminate flooring, access to the loft.

### Lounge

14' 10" x 11' 11" ( 4.52m x 3.63m )  
Front aspect double glazing, radiator below, feature fireplace, hard wood flooring.

### Kitchen

16' 4" x 8' 10" ( 4.98m x 2.69m )  
Wall and base kitchen units, induction hob, wall mounted combination boiler, hardwood laminate flooring, electric oven, Fridge freezer, washing machine, built in, ceramic sink, rear aspect double glazed windows, radiator below.

### Bedroom 1

13' 3" x 10' 5" ( 4.04m x 3.17m )  
Rear aspect double glazing, radiator below, laminate flooring.

### Bedroom 2

10' 6" x 10' 5" ( 3.20m x 3.17m )  
Front aspect double glazing, radiator behind the door, laminate flooring.

### Bedroom 3

10' 5" x 8' 11" ( 3.17m x 2.72m )  
Side aspect double glazing, radiator behind the door.

### Bathroom

7' 11" x 7' 11" ( 2.41m x 2.41m )  
Side aspect double glazing, ladder radiator, tiled flooring, walk in shower, WC and wash hand basin.

## Garage

Detached, at the end of the driveway, up and over door with power to.

## Parking

Dropped kerb, driveway with space for 2 or more vehicles, lean to shelter.

## Rear Garden

Large patio and laid to artificial grass, left and right hand side access, leveled

## Front Garden

Lawn space and brick boundary wall





Total floor area 90.9 m<sup>2</sup> (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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