

30 Merrivale Avenue, Bournemouth,  
Dorset, BH6 3JP

Asking Price **£600,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# A beautiful nearly new detached family home!

Built in recent years, this wonderful family home is presented in show-room condition, having been used by our clients during their ownership as a second home.

Situated on a sought-after road in the heart of Southbourne, the property is conveniently positioned for local shops, bus links into Bournemouth, Poole and Christchurch and is within walking distance to both Southbourne Grove and Iford meadows with its playing fields and river walks.

Being only 4 years old, the house, as you would expect, benefits from modern fixtures and fittings, with a Leicht kitchen and Bosch appliances, underfloor heating and an EV charging point.

The house is perfectly designed for everyday family living, with a great sized Kitchen/Breakfast room offering open-plan living and Bi-fold doors onto the wrap around private garden, a separate living room, ground floor WC and utility whilst upstairs three double bedrooms are served by a modern family bathroom.

Externally, there is parking to the front of the house for a couple of cars whilst the wrap-around garden is a generous size, offers a good degree of privacy and is predominantly laid to lawn with a limestone patio area for al-fresco dining.

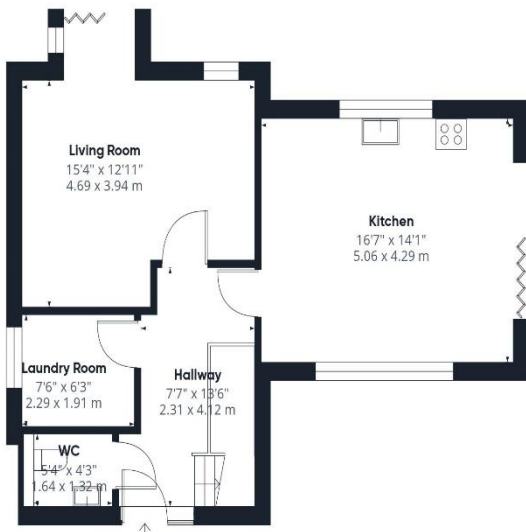
With recently built houses scarcely available in BH6 at this price point, we expect interest to be high and therefore strongly recommend an early inspection to avoid disappointment!

Council Tax - E  
EPC - 87

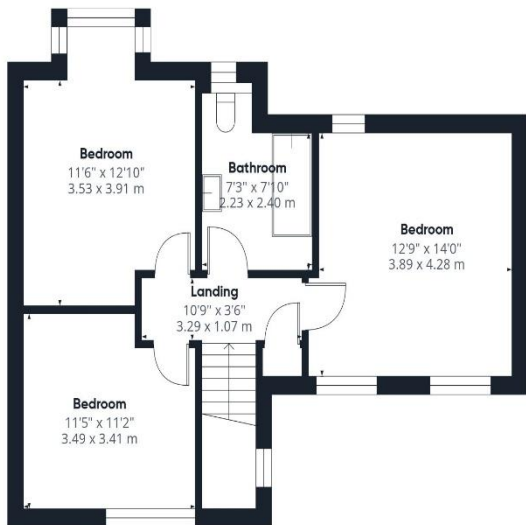


## KEY POINTS

- Newly built detached house
- Open Plan Kitchen/Breakfast room
- Separate Living room
- Three double bedrooms
- Modern family bathroom
- Underfloor heating
- EV charging point
- Generous wrap-around garden
- Vendor suited



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1205 ft<sup>2</sup>

112 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

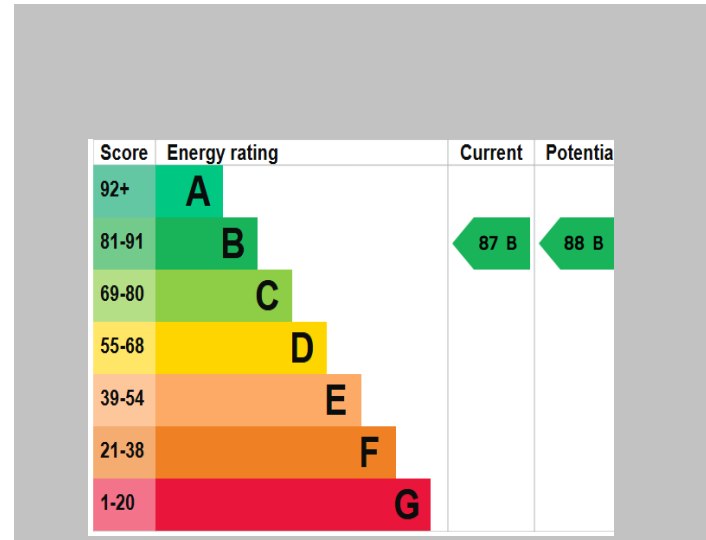
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

