

6 Avoncliffe Road, Southbourne,
Bournemouth, BH6 3NR

Guide Price **£560,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A bungalow with huge potential, just 100 yards from local clifftops!

LOCATION! LOCATION! LOCATION!

This well presented two double bedroom detached bungalow sits in an enviable position, less than 100 yards from Southbourne Clifftop with 7 miles of sandy beaches below.

Well presented and modern throughout, the bungalow is a perfect home as it is, but at the same time offers a great opportunity to extend and remodel (subject to the necessary permissions being obtained)

Along with its location, one of the bungalows stand out features is the expansive rear garden, which offers a westerly aspect and measures some 80 foot in length.

Internally, there are two large double bedrooms served by a modern and spacious family bathroom, an 18' kitchen breakfast room and a living room

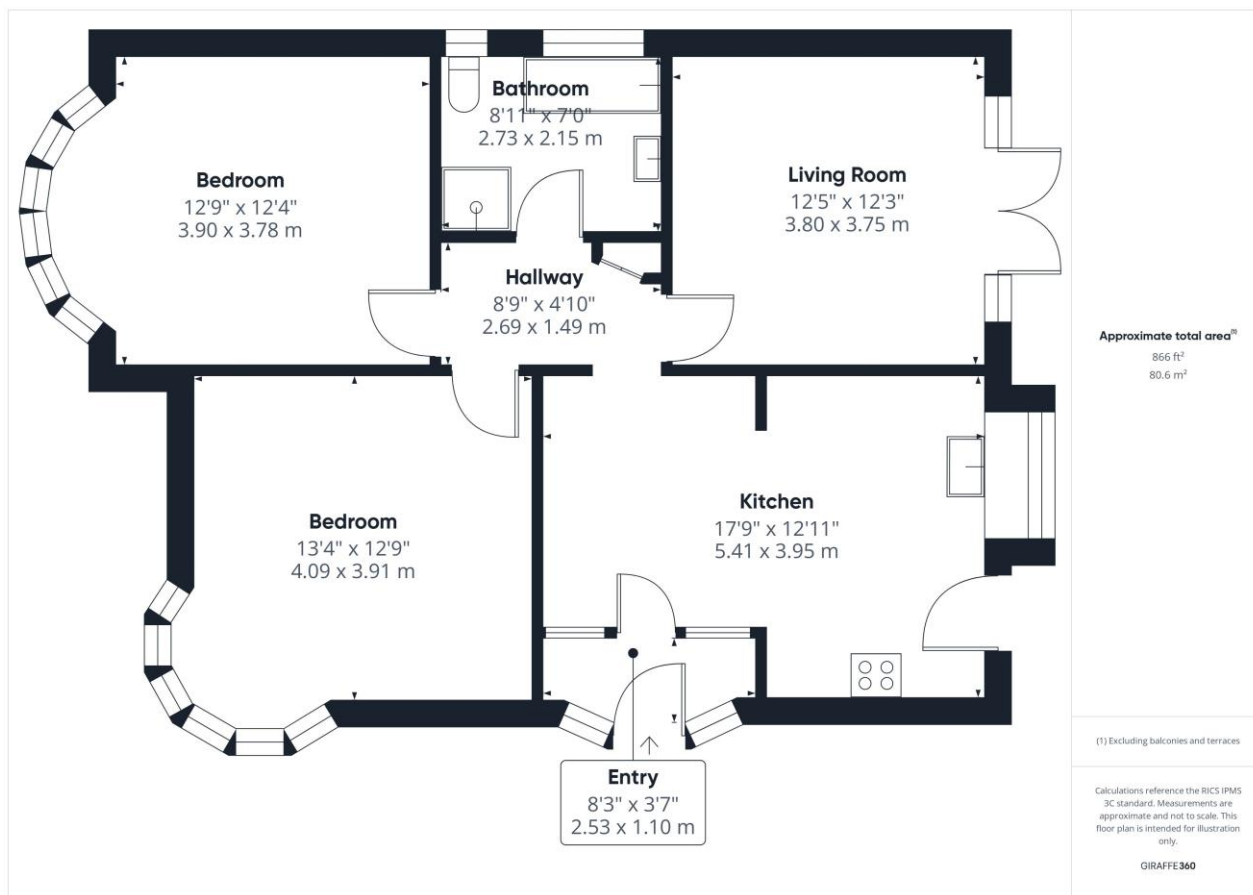
offering ample space for a range of furniture and patio doors into the rear garden.

The bungalow is double glazed throughout and has gas fired central heating by way of a gas combination boiler.

Externally, there is off road parking to the front for a couple of cars whilst the sizable rear garden offers a southerly orientation and is predominantly laid to lawn.

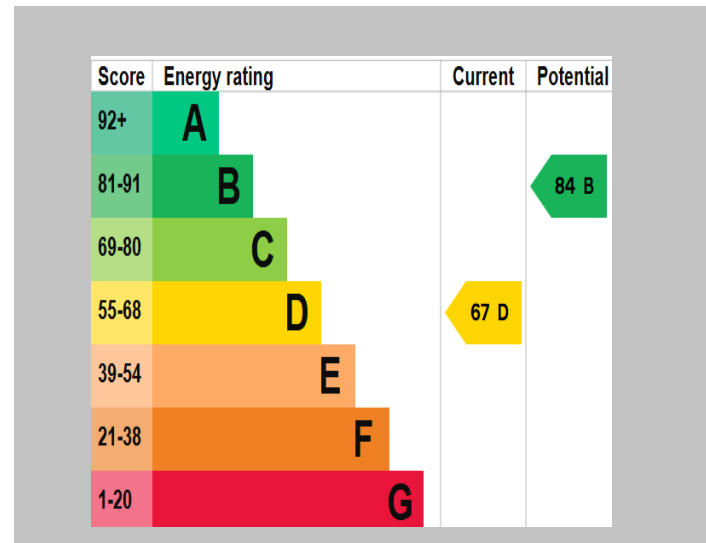


KEY POINTS



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.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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 Website www.sladeshomes.co.uk



6 Avoncliffe Road, Bournemouth, BH6
3NR

Asking Price **£560,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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Slades

A Super bungalow, a great garden and a wonderful location!

LOCATION! LOCATION! LOCATION!

This well presented two double bedroom detached bungalow sits in an enviable position, less than 100 yards from Southbourne Clifftop with 7 miles of sandy beaches below.

Well-presented and modern throughout, the bungalow is a perfect home as it is, but at the same time offers a great opportunity to extend and remodel (subject to the necessary permissions being obtained)

Along with its location, one of the bungalows stand out features is the expansive rear garden, which offers a Easterly aspect and measures some 80 foot in length.

Internally, there are two large double bedrooms served by a modern and spacious family bathroom, a 17' kitchen/breakfast room and a living room

offering ample space for a range of furniture and patio doors into the rear garden.

The bungalow is double glazed throughout and has gas fired central heating by way of a gas combination boiler.

Externally, there is off road parking to the front for a couple of cars whilst the sizable rear garden offers a southerly orientation and is predominantly laid to lawn.



KEY POINTS

Superb location

100 yards to local clifftops

Modern & well presented

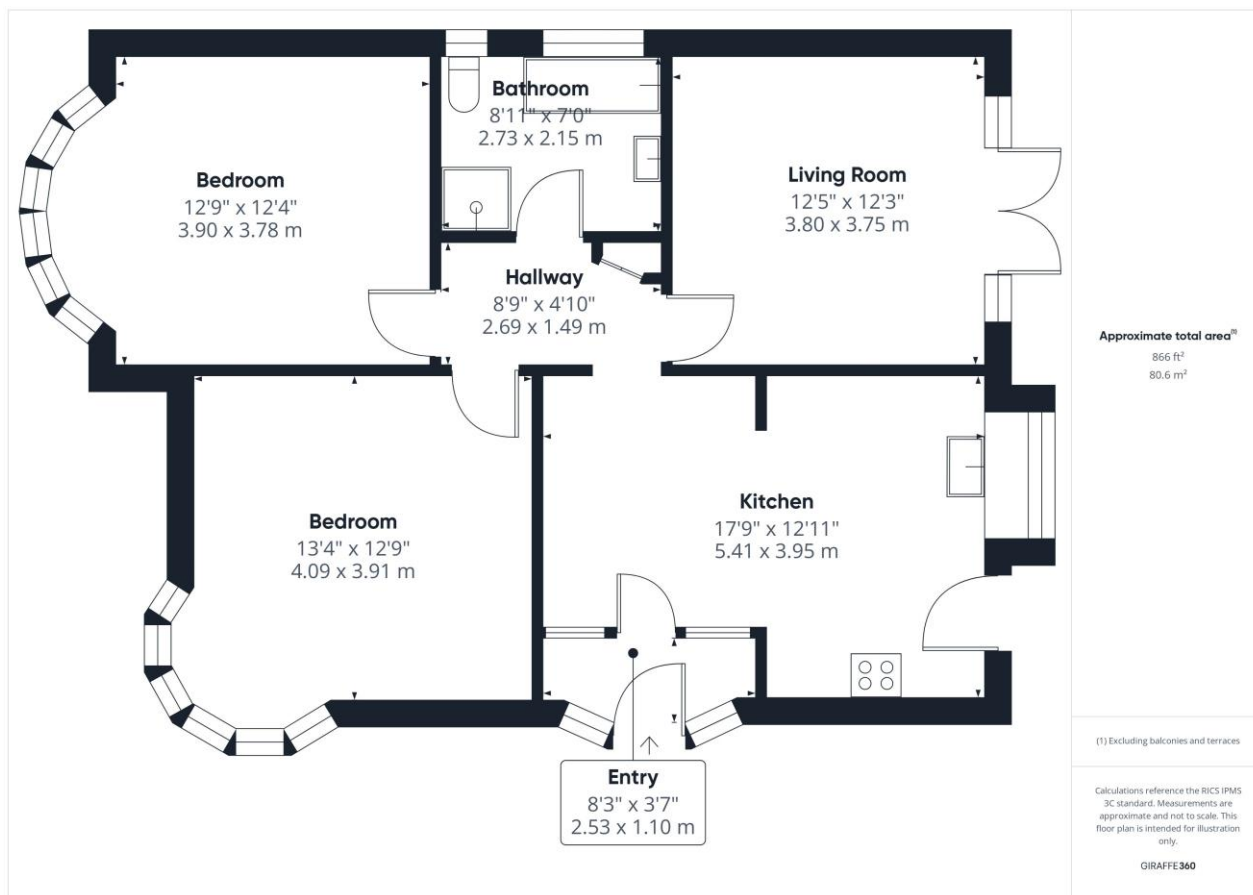
Two double bedrooms

Living room

17' Kitchen/Breakfast room

Off road parking

Superb rear garden



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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