



**HEARNES**

WHERE SERVICE COUNTS

**Bearwood  
Bournemouth, Dorset, BH11 9QG**

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## FREEHOLD PRICE GUIDE: £400,000

A stunning refurbished three double bedroom detached bungalow with generous size open plan kitchen/diner/living room, contemporary family bathroom, low maintenance private garden, garage and off road parking for three cars.

- Spacious entrance hall with loft access, inset ceiling spotlights and high quality laminate flooring which continues through the open plan area
- Superb open plan kitchen/living/dining area with elegant feature electric fireplace, double glazed French doors opening onto patio. Kitchen finished in high gloss white units and complementary worktops, induction hob and extractor hood, integrated dishwasher, washing machine, tumble dryer and fridge freezer
- Three double bedrooms with the main bedroom benefitting from a purpose built dressing area
- Contemporary family bathroom with 'p' shaped bath with shower over, wash hand basin set in vanity unit, low level flush WC, back lit mirror and heated towel rail
- Low maintenance rear garden with area of high quality artificial lawn, patio and decked area
- The bungalow has been rendered using K render that keeps its colour and does not crack
- Large driveway with off road parking for three cars and access to the garage

Venning Avenue is situated in Bearwood. with local amenities including community centre, Co-op stores, pharmacy and retail park close by on Ringwood Road. The town of Bournemouth with its award winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: C    EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

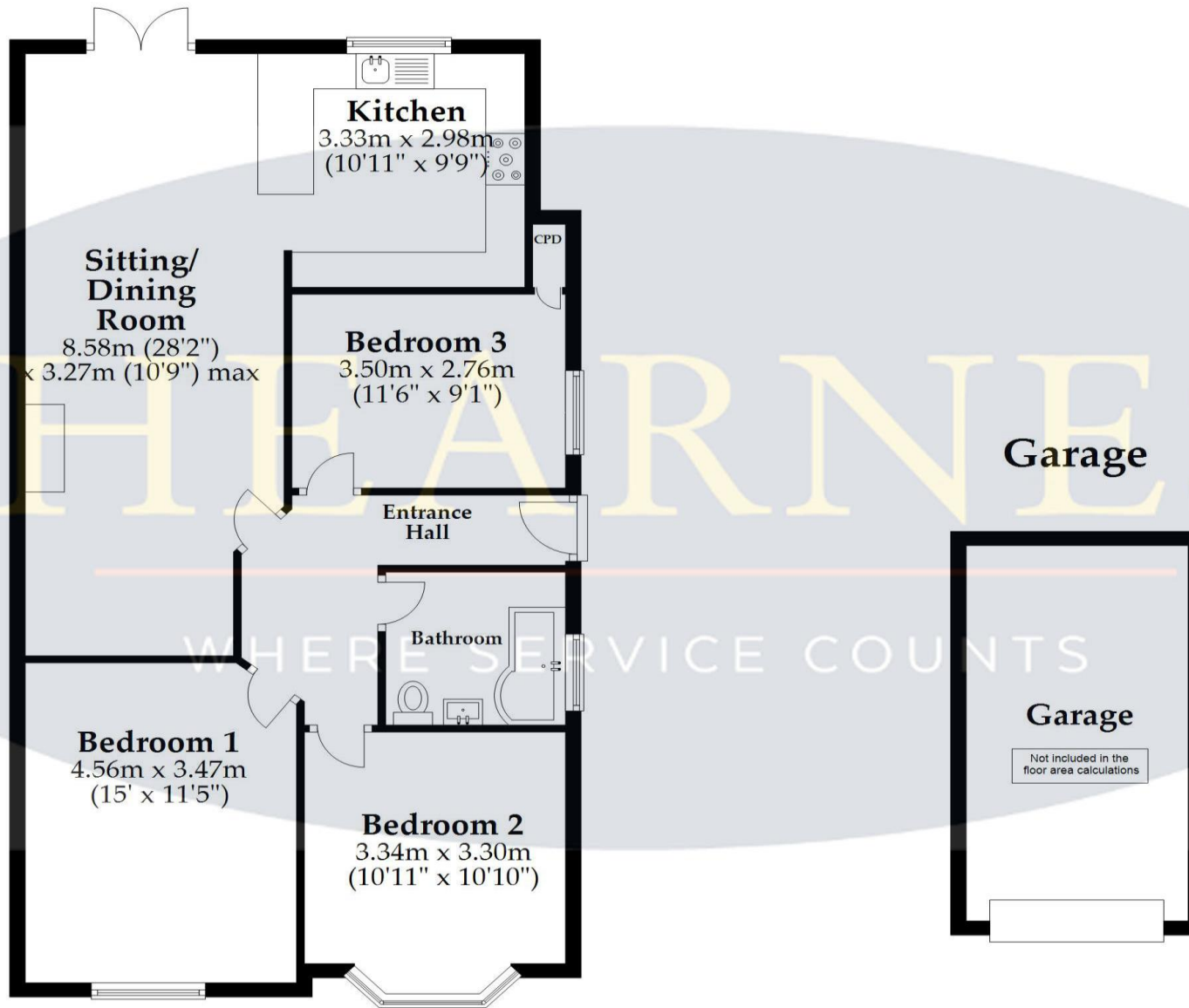




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 89.0 sq. metres (957.9 sq. feet)



Total area: approx. 89.0 sq. metres (957.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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