



Estate Agents



Auctioneers

Cringle Avenue, Hengistbury Head, Bournemouth, BH6 4HX

Guide Price £550,000 – Freehold

**Two Bedroom Detached Bungalow in Cul de Sac Location | Entrance Hallway | Lounge | Kitchen/Diner
Two Double Bedrooms | Bathroom & Separate W/C | Detached Garage & Parking | Lovely Rear Gardens | No Chain**

A rare opportunity to purchase a well-presented two-bedroom detached bungalow located in a quiet cul-de-sac in the heart of Hengistbury Head. It's just a short walk from the picturesque riverside paths along The Stour at Wick, as well as the nature reserve and the stunning headland and sandy beaches at Christchurch Harbour and Southbourne. This attractive character bungalow sits on a generous, wide plot and features UPVC double glazing, gas-fired central heating, a 14' lounge, a 17' kitchen/diner, two double bedrooms, a bathroom, and a separate w/c. Additionally, there is a detached garage and parking, along with a lovely, mature rear garden. There is no chain, and viewing is highly recommended.

Upon entering, you are welcomed by a spacious hallway that leads to all the rooms. To the right is the 14' lounge, which boasts a bay window and a feature fireplace. Double doors lead into the dining area, which in turn has French doors opening to the garden. The 17' kitchen/diner is equipped with a good range of modern units, a built-in oven and hob, space for other appliances, and a window overlooking the garden. There are two generously sized double bedrooms; the main bedroom, located at the front, has a bay window and a range of wardrobes, while the second bedroom faces the rear. The bathroom features a bath/shower and white tiling, along with a basin, and there is a separate cloakroom. Access to the loft space is available, which includes a feature 'eyebrow' window that could be converted if desired, subject to the usual permissions.

Outside, the property features an attractive front garden with mature shrubs and a driveway providing off-road parking. There is also a detached garage with an up-and-over door.

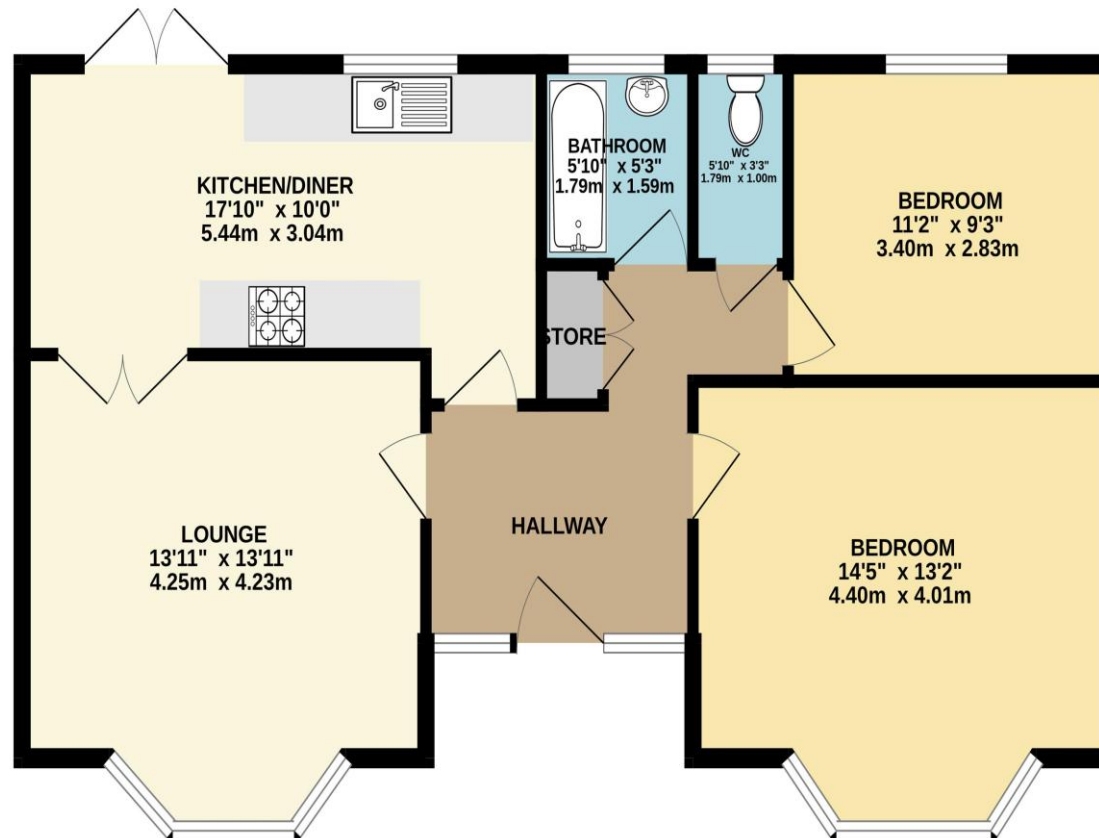
The rear garden enjoys a secluded yet sunny aspect and measures approximately 70' in width by 30' deep. It features an extensive array of mature shrubs, a large lawn, and a patio area, along with gated side access.

Tenure: Freehold
Council Tax: D
EPC Rating: 73 | D





GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) 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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