

Estate Agents

**RICHARD
GODSELL**
Est. 1928

Auctioneers

Cox Avenue, Muscliff, Bournemouth, BH9 3LS

£395,000

Two Bedroom Extended Semi Detached Bungalow
Hallway | 19' Living Room | Modern Kitchen | Two Double Bedrooms
Modern Shower Room | Additional Reception Room | Large Rear Garden
Off Street Parking | Front Garden



A superbly presented two bedroom, extended semi-detached bungalow set on a bold corner plot with large wrap-around rear garden. The property boasts UPVC double glazing, gas central heating, 19' living room, modern kitchen with built in appliances, two good sized double bedrooms plus an additional reception room. The property is surrounded by lovely gardens and there is parking to the front driveway.

Enter into the welcoming hallway with storage cupboard, access to the loft space and doors to all rooms. The 19' living room has a large window to the front aspect and plenty of space for a dining and seating area. A door leads to the modern kitchen with an extensive range of units with worksurfaces over and built-in oven, hob dishwasher and fridge/freezer.



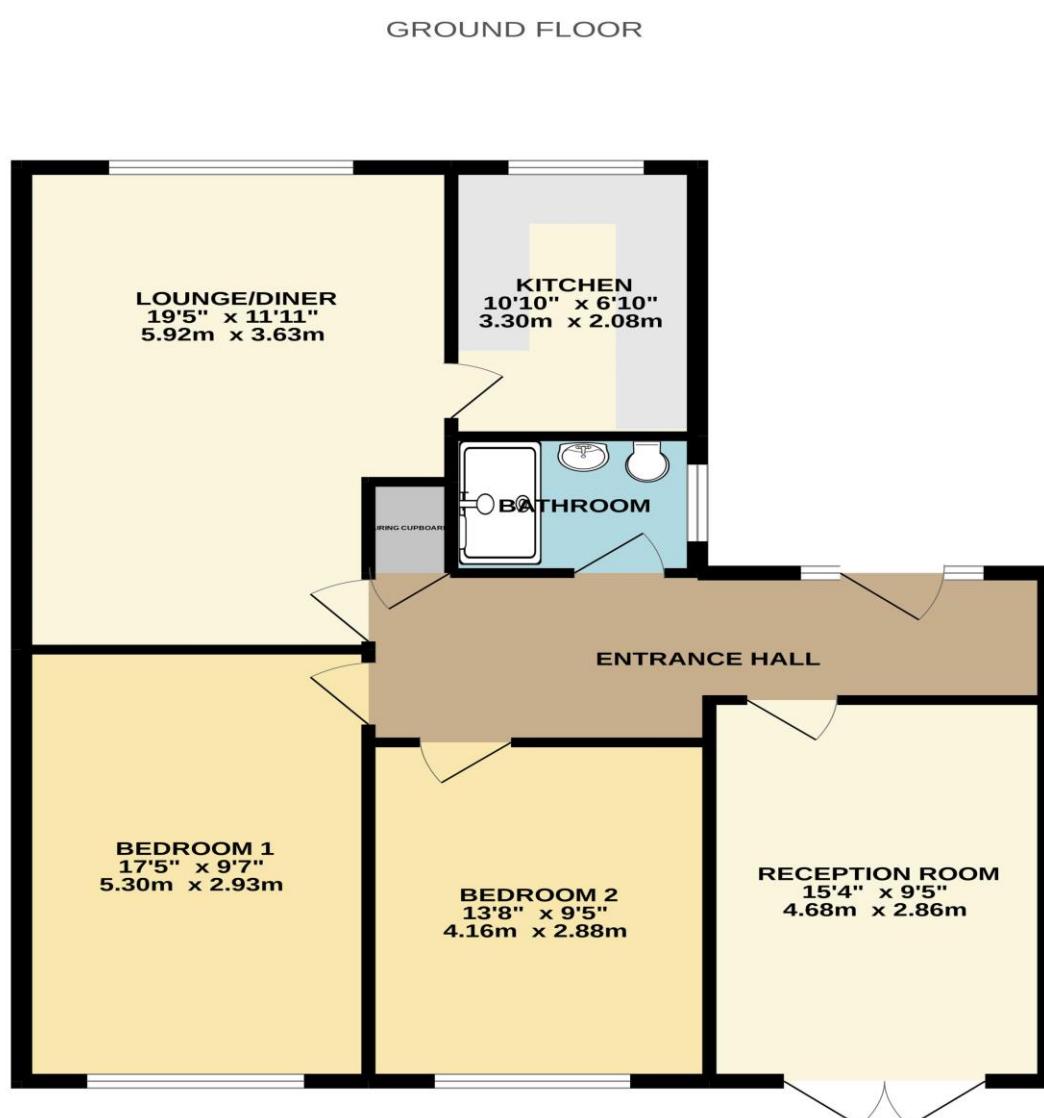
There are two excellent sized double bedrooms both with windows overlooking the garden plus an additional reception room with French doors leading to the garden (converted from the original garage). The modern shower room has a double shower cubicle, w/c and basin with tiling.



Outside, the front garden is laid to lawn with mature shrub borders and a driveway provides parking for 2 cars. There is a lovely garden to the rear and side, with new fencing around; mainly laid to lawn with mature borders. Large shed and gated side access.

Council Tax Band: C

EPC Rating: 70 | C



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.