



Estate Agents



Auctioneers

Walkwood Avenue, Littledown, Bournemouth, Dorset, BH7 7HG

£425,000 – Freehold

**Three Double Bedroom Semi Detached House | Porch | Open Plan Lounge | Dining Room | Modern Kitchen | Conservatory
Landing | Master Bedroom With Ensuite | Two Further Double Bedrooms | Bathroom & Separate Wc | Integral Garage
Parking For 2 Cars | Sunny Aspect Rear Garden | No Chain**

A well-presented three-bedroom, two-bathroom semi-detached house situated in a quiet cul-de-sac within the ever-popular Littledown development, offering convenient access to major local employers including JP Morgan, Bournemouth Hospital, Tesco Extra Supermarket and Littledown Leisure Centre. The property offers well-proportioned accommodation throughout and benefits from double glazing, gas central heating, an open plan lounge leading to the dining room, a modern kitchen, conservatory, master bedroom with ensuite, integral garage, off street parking and a sunny aspect rear garden.

The property is entered via a porch which leads into a bright and spacious lounge with a window to the front aspect, fireplace and stairs rising to the first floor. An archway opens through to the dining room, which has doors leading into the conservatory and a further door providing access to the modern fitted kitchen. The kitchen is fitted with a range of modern wall and base units with a built-in oven and hob. To the rear of the property is a UPVC conservatory overlooking the garden, along with additional cupboard space and plumbing for white goods.

From the first-floor landing there is access to three well sized bedrooms, including a 14ft master bedroom with its own ensuite shower room and WC, as well as two further double bedrooms. There is also a modern bathroom fitted with a shower and basin, together with a separate cloakroom. Access to the loft space is available from the landing.

Outside, the front of the property provides off street parking for two cars and access to the integral garage, along with gated side access to the rear garden. The rear garden features a patio area and lawn with mature borders and enjoys a sunny aspect.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure: Freehold
Council Tax Banding: D
EPC Rating: 64 | D







TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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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