



## King John Avenue

Bournemouth, BH11 9SJ

Offers In Excess Of  
£275,000

- MODERN END OF TERRACED HOUSE
- SPACIOUS LOUNGE
- SOUTH-FACING CONSERVATORY
- SOUTH-FACING GARDEN
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- OFF ROAD PARKING & ALLOCATED PARKING
- NOT TO BE MISSED



## HOUSE & SON

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Well-presented two-bedroom End-of-Terrace Home in Bearwood, Bournemouth

A fantastic opportunity to acquire a beautifully maintained two-bedroom end-of-terrace home in the ever-popular Bearwood area of Bournemouth. Ideal for first-time buyers, downsizers, or investors, this property is offered in immaculate, turn-key condition, with a range of modern upgrades, a private south-facing garden, and off-road parking.

Property Features:

**Modern Fitted Kitchen** – A stylish and well-equipped kitchen featuring integrated appliances, including an electric

fan oven, four-ring gas hob, washing machine, and fridge/freezer. Designed for both practicality and aesthetics.

**Comfortable Living Room** – A spacious and inviting lounge featuring a modern gas fire set within a quartz mantle and hearth, complemented by under-stairs storage for added convenience.

**Versatile Conservatory** – A contemporary addition, fully heated with power and lighting, providing an adaptable space for dining, relaxation, or home working.

**Two Generous Double Bedrooms** – The principal bedroom benefits from a bright south-facing aspect, while the second bedroom features built-in storage and houses the efficient gas-fired combination boiler.

**Contemporary Bathroom** – A well-appointed suite featuring a P-shaped bath with shower and screen, a WC integrated into a vanity unit, and a wash hand basin, all complemented by tasteful tiling.

External & Practical Features:

**Off-Road Parking** – Space for two vehicles with a dropped kerb, plus an additional allocated community parking space.

**Private South-Facing Garden** – Designed for low maintenance, featuring AstroTurf and a side patio extending from front to back, ideal for outdoor seating and entertaining.

**Timber Shed** – Less than a year old, providing valuable extra storage.

**Gated Side Access & Storm Porch** – Enhancing both security and practicality.

Prime Location & Amenities:

A short stroll to the local park, perfect for leisure and outdoor activities.

Within walking distance of shops and well-serviced bus routes, ensuring excellent connectivity.

Conveniently located for access to reputable schools, transport links, and a range of leisure facilities.

Additional Information:

Council Tax Band: (Insert Band)

EPC Rating: (Insert Rating)

Approximate Garden Size: (Insert if known)

Asking Price: Offers in Excess of £275,000

This well-appointed home offers a superb blend of modern living, convenience, and a desirable location. Viewing is highly recommended to fully appreciate all that is on offer.

**RECEPTION HALLWAY**

7' 9" x 5' 9" (2.36m x 1.75m)

**KITCHEN**

7' 9" x 5' 9" (2.36m x 1.75m)

**LOUNGE**

14' 7" x 11' 10 into chimney recess" (4.44m x 3.61m)

**CONSERVATORY**

9' 11" x 9' 0" (3.02m x 2.74m)

**BEDROOM ONE**

11' 11" x 9' 0" (3.63m x 2.74m)

**BEDROOM TWO**

10' 6 into door recess" x 8' 9 plus recess" (3.2m x 2.67m)

**BATHROOM**

**SOUTH-FACING GARDEN**

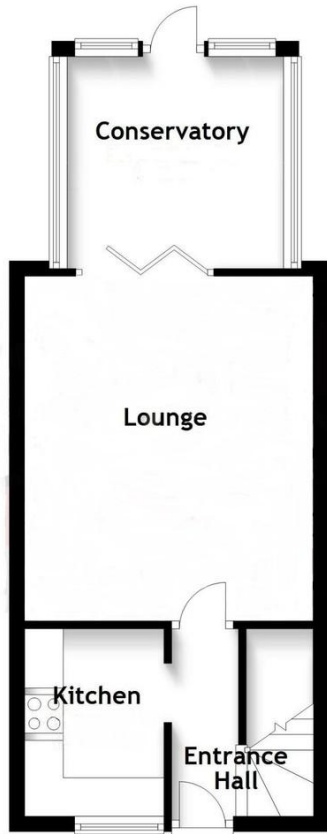
**OFF ROAD PARKING**

**ALLOCATED PARKING**



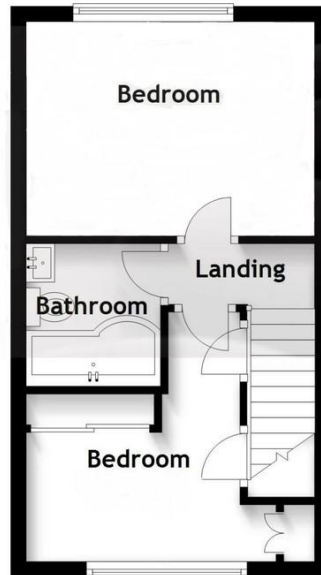
## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



## First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

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## OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements