





## HOUSE & SON

Situated on a tree-lined avenue in one of Bournemouth's premier locations. This desirable property is an ideal home for a family looking to make a house their own. With three good-sized bedrooms, a spacious lounge through to diner, a well-proportioned galley kitchen, a driveway to garage and a south-facing garden, this property has all the ingredients to be that forever home.

Within the vicinity is the renowned Hill View Primary School, local shops, including a cafe, Doctors Surgery, Redhill Park, public bus routes and a public house. Slightly further afield, but all within a ten-minute cycle ride, is the River Stour Nature Reserve, Winton & Glenmoor Secondary Academies, Bournemouth University, Arts University Bournemouth and Winton High Street.

The property has a short, complete chain as the seller has found their next home. We anticipate a strong interest in this house, so please register your interest today to avoid disappointment.

## RECESSED STORM PORCH

UPVC double-glazed front door, with borrowed light windows to the side, leaded glass.

## RECEPTION HALLWAY

12' 5" x 6' 6" (3.78m x 1.98m)

A spacious reception hallway, with stairs to the first floor and a storage cupboard underneath, a radiator and access into all principal rooms.

## LOUNGE

12' 7 into bay" x 12' 3 into chimney recess" (3.84m x 3.73m)

UPVC double-glazed bow bay window to the front, with radiator underneath, a feature stone wall with timber hearth underneath, wrought iron wood burner, archway through to;



### **DINING ROOM**

**11' 4" x 11' 2 into chimney recess" (3.45m x 3.4m)**

UPVC double-glazed sliding doors with an outlook and access to the south-facing garden. Radiator.

### **KITCHEN**

**14' 1" x 7' 3" (4.29m x 2.21m)**

UPVC double-glazed window and door to the side, UPVC double-glazed window to the rear. Range of fitted base and wall mounted units, with spaces for necessary appliances.

### **FIRST FLOOR LANDING**

UPVC double-glazed window to the side.

### **BEDROOM ONE**

**13' 0 into bay" x 11' 5 into recess" (3.96m x 3.48m)**

UPVC double-glazed bow bay window to the front, radiator underneath.

### **BEDROOM TWO**

**11' 4" x 11' 3 into recess" (3.45m x 3.43m)**

UPVC double-glazed window to the rear, with an outlook over the south-facing rear garden.

### **BEDROOM THREE**

**7' 5" x 7' 4" (2.26m x 2.24m)**

UPVC double glazed window to the side. Radiator.

### **BATHROOM**

**7' 2" x 6' 5" (2.18m x 1.96m)**

White three-piece suite comprising bath with side panel, low level WC and a pedestal wash hand basin. Airing cupboard, towel rail, tiled walls, vinyl floor and an obscure UPVC double-glazed window to the side.

### **OUTSIDE FRONT**

Brick boundary walls, with a driveway to the side, remainder laid to lawn.



### **GARDEN**

A mature south-facing garden, fence enclosed, with a variety of plants and shrubs. Greenhouse. And access to garage.

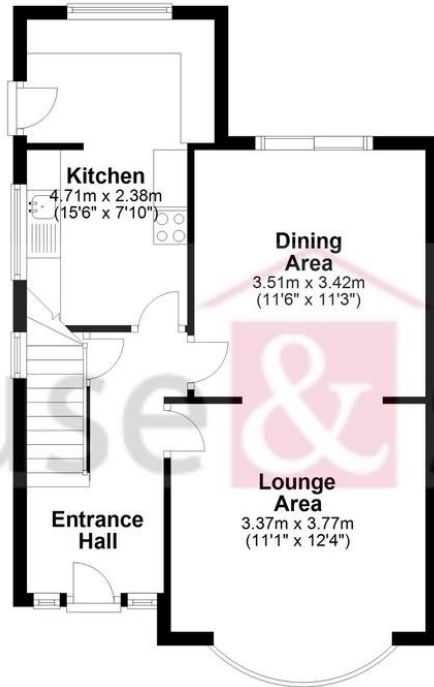
### **GARAGE**

Detached garage with an up-and-over door, door and window to the side, light and power, and ample storage provision.



### Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)

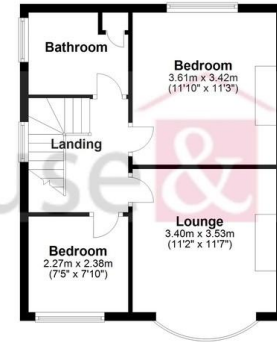


Total area: approx. 88.7 sq. metres (954.9 sq. feet)

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.

### First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



## Energy performance certificate (EPC)

45 Broughton Avenue BOURNEMOUTH BH10 6HY	Energy rating	Valid until:	2 May 2034
	<b>D</b>	Certificate number:	6534-3625-0300-0687-7202
Property type		Detached house	
Total floor area		89 square metres	