

Well presented 3-Bedroom Semi Detached House in Popular Location
Tenure: Freehold

Approx 93 sq meters (1007 sq ft)

**46 Runnymede Avenue,
Bournemouth, BH11 9SE**

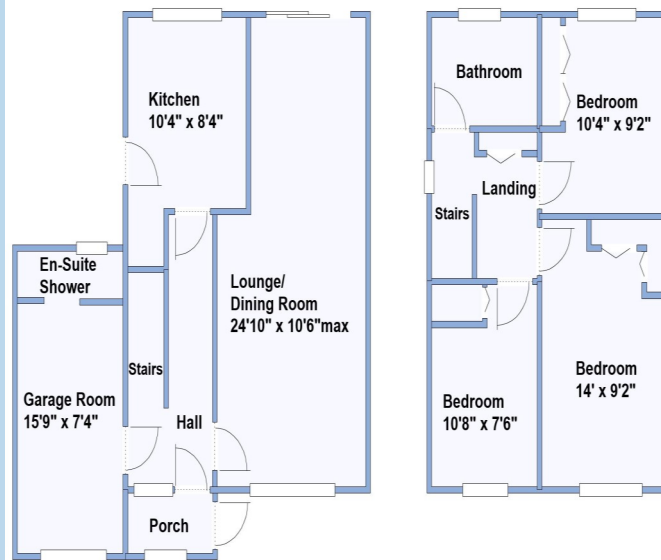
Price £365,000

- Entrance Porch
- Large Lounge/Dining Room
- Kitchen
- 3 Good Bedrooms
- Family Bathroom
- Converted Garage Room
- PVCu Double-Glazing
- Sunny Rear Garden
- Gas Central Heating
- Close to Public Transport Links

Spacious 3-Bedroom Semi Detached House situated in a convenient and popular location close to Local Shops & Public Transport links. The property offers spacious living accommodation with a large lounge/dining room and separate kitchen with access onto a sunny rear garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Wide entrance with large storage space.
- **Lounge/Dining Room:** A good sized room with large window to front aspect and Patio doors leading to sunny rear garden.
- **Kitchen:** Range of floor and wall cupboards. Built-in high level double oven. Gas hob with extractor fan over. Plumbing for washing machine & dishwasher. Space for fridge/freezer and tumble dryer. Side door to garden.
- **Converted Garage Room:** Housing gas combination boiler (installed 2023).
- **Landing:** Storage cupboard. Large window at top of stairs. Hatch to insulated loft space.
- **Bedroom 1:** Large room with built-in wardrobe. PVCu double-glazed window to front aspect
- **Bedroom 2:** Built in Wardrobe. PVCu double-glazed window to rear aspect
- **Bedroom 3:** Storage cupboard. PVCu double-glazed window to front aspect
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Wash basin & WC
- **Gas Central Heating** (system untested).
- **Garden Room** with light and power
- **Long Driveway** with ample 'off road' parking,
- **Rear garden** has an area of patio and decking, and the rest laid to lawn. Large sheds.
- **Council Tax Band 'C'**
- **Energy Rating 'tbc'**



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate. Not to scale.



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04942