



**32 Cudnell Avenue, Bear Cross,
Bournemouth, Dorset, BH11 9BZ**

Asking Price £319,500 Freehold

A Remodelled 2 Bedroom Detached Bungalow presently arranged as a 1 Bedroom with lots of Spacious Living Accommodation. The bungalow is situated in a very popular Road backing onto Woodland and does require Modernisation and Upgrading throughout. Viewing is a Must.
Call us on 01202 582222 to view.

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- Entrance Porch
- Entrance Hall
- Kitchen
- Rear Porch/Utility Area
- Dining Room/Bedroom 2
- Lounge/Diner
- Bedroom 1
- Shower Room/WC

**Gas Central Heating (NT), UPVC Double Glazing,
2 Bedrooms (Presently 1), Large Lounge/Diner,
Off Road Car Parking, Backing onto Woodland,
Very Popular Road, No Forward Chain,
Viewing Recommended.**

The accommodation with approximate room measurements comprises:

UPVC door leading to **ENTRANCE PORCH 13'3 x 8'1** Part brick but mainly UPVC double glazed frosted glass construction with pitched polycarbonate sheet roofing, tiled flooring, power points, 2 wall light points, central heating radiator, Photovoltaic off-switch and meter (NT). UPVC double glazed door with frosted and stained glass leaded light oval pane inset leading to:

ENTRANCE HALL Smoke detector (NT), central heating radiator, storage recess, access to loft, central heating thermostat (NT), coat hooks, tiled flooring, electric meter/fuse box. Doors leading to:

KITCHEN 10'9 x 7'5 Fitted with a range of woodgrain fronted units complemented by woodgrain effect roll edge worktop surfaces and comprising 6 single base storage cupboards and drawers with roll edge worktop surface over, inset one and a half bowl coloured acrylic sink unit with mixer swan neck taps, recess and electric cooker point, stainless steel air purifier over (NT), wall mounted Viessmann gas central heating/hot water boiler (NT), further fitted storage cupboard, matching double wall storage cupboard, flat plaster ceiling, spot lighting, power points, UPVC double glazed frosted glass side aspect window. Communicating door to Lounge. Leading off:

REAR PORCH/UTILITY AREA Front aspect UPVC double glazed window, pitched polycarbonate sheet roofing, UPVC door to rear, tiled flooring, plumbing for washing machine, power points.

From Hallway, doors leading to:

DINING ROOM/ BEDROOM 2 11'3 x 9'5 Entered via part glazed oak veneer door. *(Note: this room was originally a Bedroom and could be easily reinstated as such).* UPVC double glazed front aspect window, central heating radiator, power points, picture rail, flat plaster ceiling, ceiling light point. Opening to:

LOUNGE/DINER 20'10 x 11'11 (narrowing to 9'10) 3 x UPVC double glazed frosted glass side aspect windows, UPVC double glazed rear aspect window, 6ft wide UPVC double glazed double opening french doors leading to outside. 2 x central heating radiators, power points, TV Aerial connection, Log Burner (N/T),

BEDROOM 1 12'10 (into bay) x 10'11 Entered via oak veneer door. Front aspect UPVC double glazed bay window, central heating radiator, power points, ceiling light point.

SHOWER ROOM/WC Tiled flooring, over-sized shower tray with shower valve and spray (NT), wash hand basin with mixer taps and cosmetics storage cupboards beneath, close coupled WC, UPVC frosted glass side aspect window, chrome centrally heated ladder towel rail (NTY), flat plaster ceiling, ceiling light point.

OUTSIDE FRONT GARDEN Enclosed by dwarf brick boundary wall, the front garden is somewhat overgrown but well stocked with various trees and bushes. Double wooden gates lead to a gravelled driveway which provides off-road car parking and continues down the side of the bungalow to screening gates. *Note: There is no access for a vehicle to the rear garden because of the porch and sheds.*

REAR GARDEN Completely overgrown. Enclosed by timber panelled fencing. Garden Sheds.

TENURE Freehold **PROPERTY TAX BAND** C

SERVICES/UTILITIES AND MATERIAL INFORMATION:

Mains Gas:	Yes	Mains Electric:	Yes	Mains Water:	Yes
Mains Sewerage:	Yes	Broadband:	Possible	Broadband Speed:	Ultrafast Available
Solar Panels:	Yes	Solar Type/Ownership: Photovoltaic (Awaiting further info)			
Asbestos Risk:	Low	Poss Location:		Unknown	
Flood Risk Area:	Low	Flood last 5 yrs/How:		No	
Mobile Signal:	Likely			Parking:	Off-Road Parking
Construction:	Standard				
Community/Service Charge:	Vendor unaware of any				
Restrictions or Easements:	Vendor unaware of any				
Other Important Information :	Solar Panel Info is awaited. (Owned or roof leased yet unknow. Unpopular Sprayfoam is installed into the Loft				
Chain/Timescale:	Probate Sale Probate Granted				

The above Services together with associated equipment and fitted appliances (if included) have not been tested by Blackstone Estate Agents and are subject to each of the Authorities own Regulations. Blackstone have inspected the property solely for the purpose of preparing the property particulars and have not carried out any survey. We have looked into the material information above but cannot confirm total accuracy so any interested party is highly recommended to carry out their own investigations or survey to satisfy themselves on any matters that are specifically important to them.

DIRECTIONS From the centre of Kinson proceed along the Wimborne Road in a westerly direction towards the Bear Cross roundabout. After the traffic lights at Poole Lane, take the 3rd turning on the right into Longfield Drive and Cudnell Avenue is at the end of this road.



Ground Floor

Approx. 76.1 sq. metres (819.1 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Consumer Protection from Unfair Trading Regulation 2008.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions, construction or fitness for purpose. A property survey is highly recommended. No apparatus, equipment, services, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an accompanied appointment to view before travelling to see a property.

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Measured by Blackstone Estate Agents : GRH/PJM 14/07/2024

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

OPEN 7 DAYS A WEEK

MONDAY TO FRIDAY 9.00 AM - 6.00 PM

SATURDAY 9.00 AM - 5.00 PM

SUNDAY 9.00 AM 2.00PM

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