



29 Moore Avenue, West Howe,
Bournemouth, Dorset, BH11 8AS

Asking Price £265,000 Freehold

A Really Good Sized 3 Good Bedroom, 2 Linked Reception Room, Mid Terraced Family House with Gardens, in need of Modernisation. No Forward Chain. Viewing Advised.

1440B Wimborne Road, Kinson
Bournemouth, Dorset BH10 7AS

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Partners: Mr. G.R.Hansford & Mr. I.M.Galton



- Entrance Porch
- Entrance Hall
 - Lounge
- Dining Room
 - Kitchen
- Rear Lobby
- Outside WC & Store
 - Landing
- 3 Bedrooms
- Bathroom/WC

**UPVC Double Glazing, Gas Central Heating (NT),
3 Good Bedrooms, 2 Linked Reception Rooms,
Kitchen, Bathroom/WC, Gardens,
Viewing Advised, Vacant Possession, Sole Agents.**

The accommodation with approximate room measurements comprises:

UPVC Double Glazed 5ft wide sliding patio door leading to:

ENTRANCE PORCH Stained wood Kentucky style frosted glass entrance door leading to:

ENTRANCE HALL Telephone point, double central heating radiator, power points, ceiling light point, stairs to First Floor. Sapele doors leading to:

LOUNGE 12'9 x 11'2 Front aspect UPVC double glazed window, double central heating radiator, feature focal point brick fireplace surround with brick hearth and polished wood mantle shelf, power points, TV Aerial connection, coved and textured ceiling, ceiling light point. Opening to:

DINING ROOM 9' x 7'7 UPVC double glazed window to rear aspect, central heating radiator, power points, space for table, textured ceiling, ceiling light point. Communicating Sapele door to:

KITCHEN 10'1 x 9' Single drainer stainless steel sink unit with double storage cupboard and drawer beneath, adjacent worktop surface, gas cooker point, complementary tiled surrounds, wall mounted gas central heating/hot water boiler (NT), storage cupboard under stairs, recess for fridge and freezer, textured ceiling, strip lighting, power points, UPVC double glazed rear aspect window. Stained wood frosted glass door leading to:

REAR LOBBY Coal store. Door to:

OUTSIDE WC High level suite, ceiling light point. UPVC door leading to outside.

From the hallway, stairs leading to **FIRST FLOOR** with quarter landing and three quarter landing and half turn.

LANDING UPVC double glazed rear aspect window, access to loft, power points, ceiling light point. Sapele doors leading to:

BEDROOM 1 15' x 11'4 Front aspect UPVC double glazed window, central heating radiator, power points, central heating/hot water programmer (NT), airing cupboard housing pre-lagged hot water cylinder with immersion heater (NT) and slatted shelving for linen, ceiling light point.

BEDROOM 2 10'9 x 9' Power points, UPVC double glazed rear aspect window, central heating radiator, ceiling light point..

BEDROOM 3 11'4 x 8'1 Power points, UPVC double glazed front aspect window, central heating radiator, ceiling light point.

BATHROOM/WC Ivory coloured suite comprising twin grip modern panelled bath, pedestal wash hand basin, close coupled WC, central heating radiator, textured walls and ceiling, frosted UPVC double glazed window to rear aspect.

OUTSIDE FRONT GARDEN Enclosed by timber feather board fencing. Wrought iron gate leading to concrete pathway which leads to front door. The remainder of the garden is laid to crazy paved hardstanding with well stocked flower and shrub beds and borders. Further pathway leading to communal alleyway to the rear.

REAR GARDEN Enclosed by feather board fencing and mature conifer hedging. Laid to lawn. Gate leading to the alleyway.

TENURE Freehold

PROPERTY TAX BAND A

SERVICES/UTILITIES AND MATERIAL INFORMATION:

Mains Gas:	Yes	Mains Electric:	Yes	Mains Water:	Yes
Mains Sewerage:	Yes	Broadband:	No	Broadband Speed:	Max 1000 mbps
Solar Panels:	No	Solar Type/Ownership:	N/A		
Asbestos Risk:	Low	Poss Location:	N/A		
Flood Risk Area:	Very Low	Flood last 5 yrs/How:	No		
Mobile Signal:	Good	Parking:	Roadside		
Construction:	Standard Construction.				
Community/Service Charge:	Vendor unaware of any				
Restrictions or Easements:	Vendor unaware of any				
Other Important Information :	Possible Flying Freehold over Alleyway				
Chain/Timescale:	A.S.A.P. Vacant Possession				

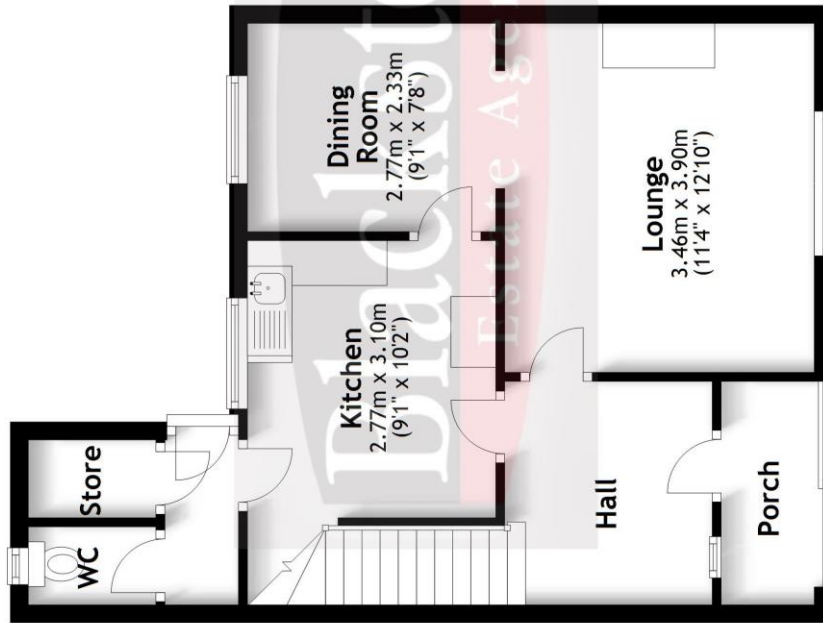
The above Services together with associated equipment and fitted appliances (if included) have not been tested by Blackstone Estate Agents and are subject to each of the Authorities own Regulations. Blackstone have inspected the property solely for the purpose of preparing the property particulars and 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 main Wimborne Road in a westerly direction and take the 3rd turning on the left at the traffic lights into Poole Lane. Moore Avenue is the 1st turning on the left and this house is along on the left hand side.



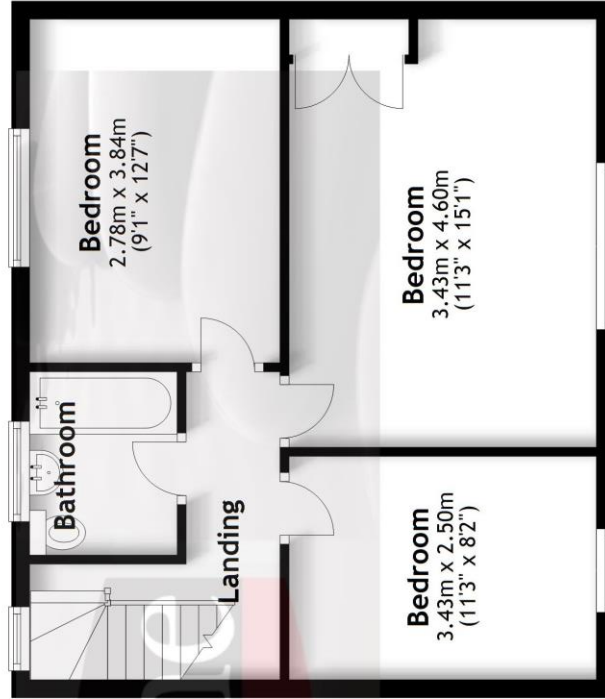
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 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		83
(69-80) C		
(55-68) D	64	
(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 30/04/2024

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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