

FREEHOLD



House - Semi-Detached (EPC Rating:)

**27 LARKSFIELD AVENUE, BOURNEMOUTH,
DORSET, BH9 3LW**

£349,950

3 Bedroom House - Semi-Detached located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to market this superb older style three bedroom semi-detached family home in Larksfield Avenue. The property was built circa 1950s but with new fascias and gutters, offering a family bathroom, downstairs cloakroom, well presented kitchen, separate lounge and dining room. The property has a generous sunny aspect rear garden backing onto open playing fields. Located in an older style development being only a short walk from Muscliff First School and the Grammar Schools. Public transport links are on Broadway Lane or Castle Lane West along with a host of local shops and a post office.

Entrance Hall

0'0" x 0'0"

Entry to the property via a Upvc glazed front door into the generous hallway with smooth plastered ceiling, radiator, doors leading to ground floor accommodation and stairs leading to the first floor.

Cloakroom

0'0" x 0'0"

Into the cloakroom. Smooth ceiling and walls, low level W.C., radiator, Upvc window to the front aspect.

Dining Room

10'10" x 11'10"

Into the dining room. Smooth walls and ceiling, vertical radiator, fire surround, French style doors offering access to the rear garden.

Lounge

10'10" x 12'6"

Into the lounge. Smooth plastered walls and ceiling, radiator, large Upvc bay window to the front aspect, carpeted flooring.

Kitchen

7'7" x 10'2"

The kitchen has smooth plastered walls and ceiling housing the gas fired central heating boiler, stone effect work surfaces, a full selection of floor and wall mounted units in wood. Spaces for a selection of white goods, tiled flooring. Upvc door offering direct access to the rear garden.

Landing

0'0" x 0'0"

First floor landing. Upvc window to the front aspect, loft access, smooth plastered walls and ceiling.

Bedroom 1

11'2" x 11'2"

Into bedroom 1. A generous size room with smooth plastered walls and ceiling, storage cupboard, radiator, Upvc window to the rear aspect.

Bedroom 2

11'2" x 10'10"

Bedroom 2 has smooth plastered walls and ceiling, radiator, ample space for bedroom furniture, Upvc window to the front aspect.

Bedroom 3

7'7" x 9'6"

Smooth plastered walls and ceiling, radiator, generous third bedroom, spaces for bedroom furniture, Upvc window to the rear aspect.

Bathroom

8'6" x 4'11"

A modern bathroom with smooth plastered walls and ceiling, fully tiled walls, tile effect flooring, low level W.C., hand basin, P shaped bath with shower attachment, Upvc window to the side aspect.

Outdoor Space

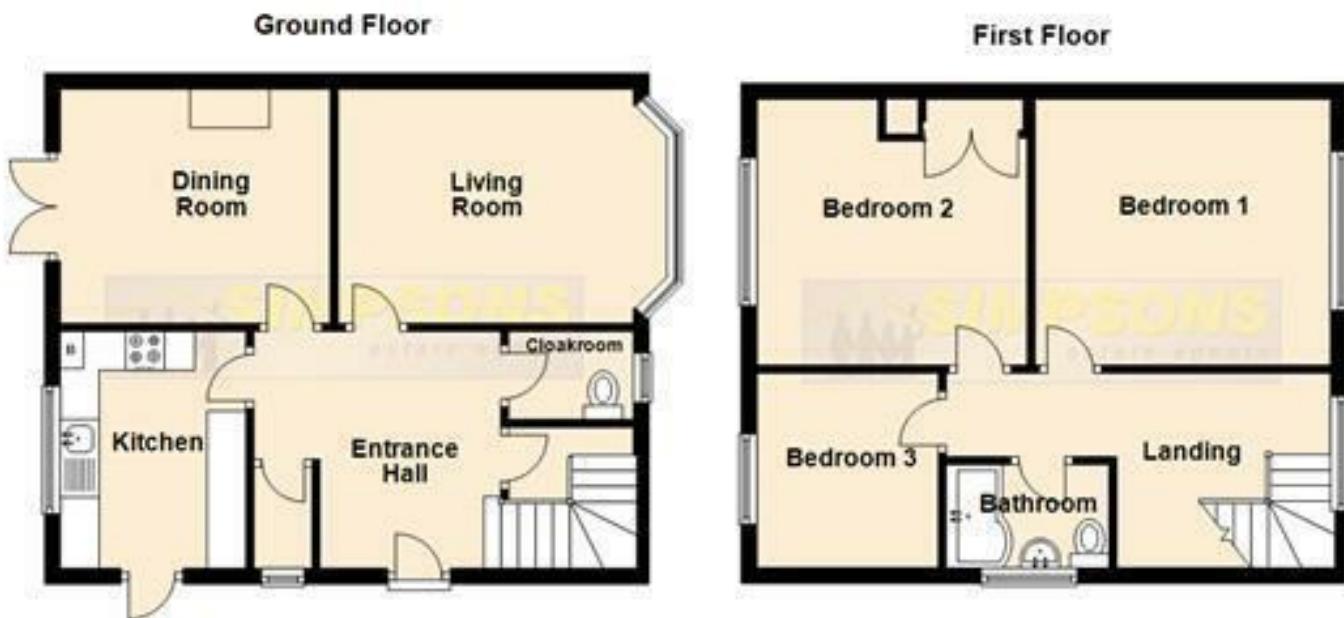
0'0" x 0'0"

The front of the property is mainly laid to lawn with a selection of mature shrubs and flower beds with a path



leading to the front door and gate to the rear garden. The rear garden has a southerly aspect, mainly laid to lawn bordered with mature shrubs, flower beds, shed, patio seated area and a stunning outlook onto the Bournemouth Electric football pitch.



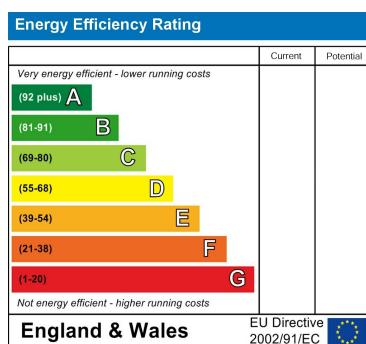


To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

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Energy Performance Graph



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