

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.

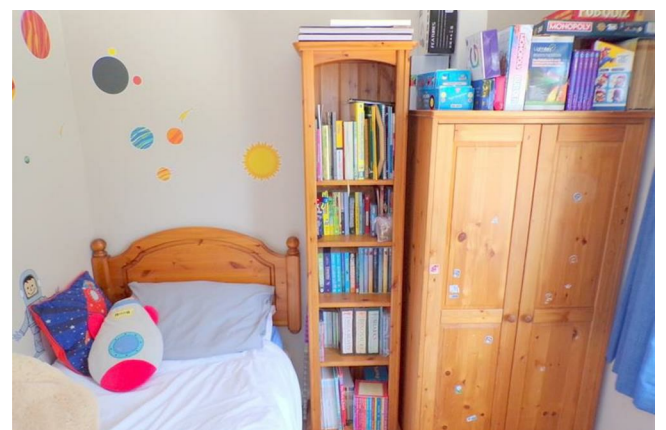
Outdoor Space

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.



Ground Floor



First Floor

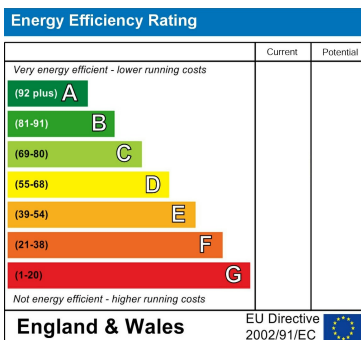


To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.