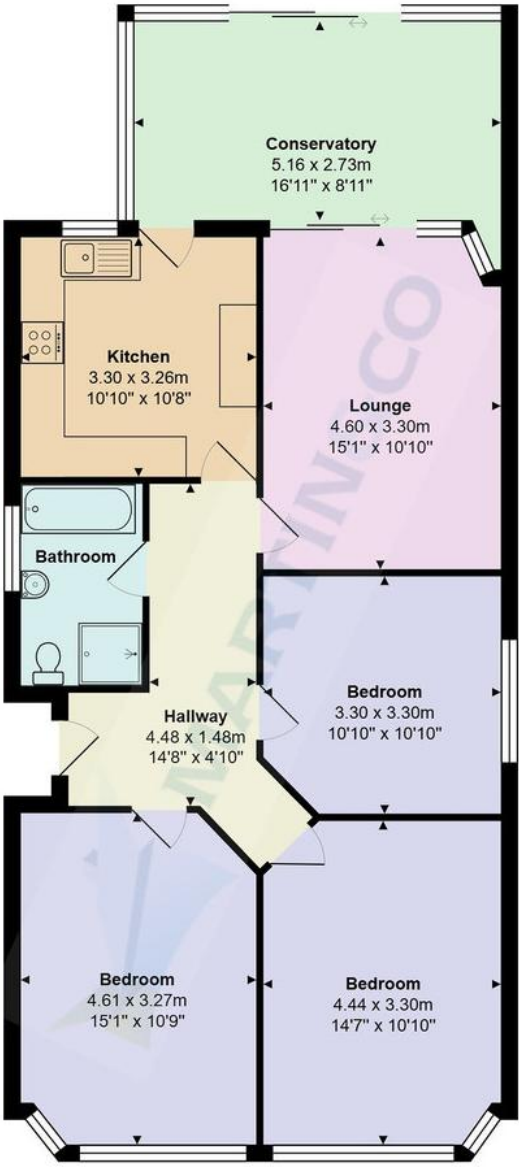


Property Location  
Bear Cross



Total Area: 97.8 m<sup>2</sup> ... 1053 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Durdells Avenue, Bournemouth

Asking Price Of £385,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com>





- Three Double Bedrooms
- No Forward Chain
- Ample Off-Road Parking
- Large West-Facing Garden
- Bright & Airy Conservatory
- Backs onto School Playing
- Fields for Added Privacy
- Spacious Loft Space
- Double Glazed Windows
- Sold W/ Vacant Possession



## Why you'll like it

A spacious three-bedroom detached bungalow in sought-after Durdells Avenue, featuring a large west-facing garden, conservatory, and off-road parking for multiple vehicles. With no forward chain, this home is ready for its next owners to make it their own. Inside, the property boasts three generously sized double bedrooms, ideal for families, guests, or even a home office setup. The bright and welcoming lounge provides a cozy space to unwind, while the well-appointed kitchen offers plenty of storage and workspace for cooking enthusiasts. A charming conservatory extends the living space, flooding the home with natural light and providing seamless access to the expansive west-facing rear garden.

Located in the highly desirable Durdells Avenue, this spacious three-bedroom detached bungalow offers the perfect combination of comfort, privacy, and potential. With no forward chain, this home is ready for its next owners to make it their own. Inside, the property boasts three generously sized double bedrooms, ideal for families, guests, or even a home office setup. The bright and welcoming lounge provides a cozy space to unwind, while the well-appointed kitchen offers plenty of storage and workspace for cooking enthusiasts. A charming conservatory extends the living space, flooding the home with natural light and providing seamless access to the expansive west-facing rear garden.

The garden is a true highlight, offering a private and sun-soaked retreat perfect for outdoor entertaining, gardening, or simply relaxing. Backing onto school playing fields, it ensures additional privacy and an open, green aspect. Practicality is key with this bungalow, featuring a large driveway with off-road parking for multiple vehicles. Additionally, a dormer is already present in the loft space, offering fantastic potential for further expansion (subject to planning permissions). Situated in a peaceful residential area, this property benefits from excellent local amenities, schools, and transport links, making it a fantastic opportunity for families and downsizers alike. Don't miss your chance to secure this wonderful home in a prime location.

**Agents Notes:**  
**Tenure:** Freehold  
**Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

76 C

83 B

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

