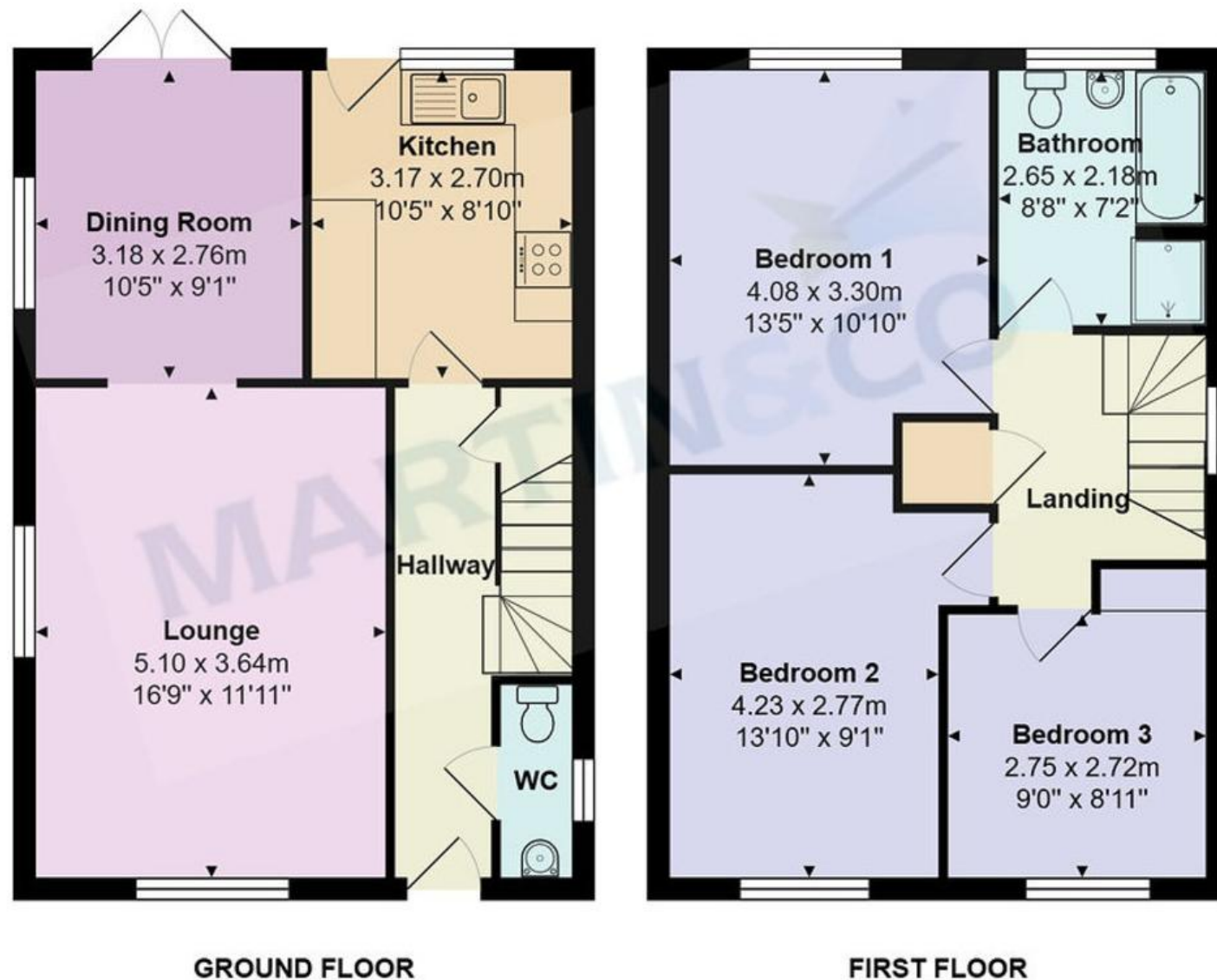


## Property Location Moordown



Total Area: 93.9 m<sup>2</sup> ... 1011 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.

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## Coronation Avenue, Moordown

Asking Price Of £425,000





Detached Family Home

Great School Catchment

Two Reception Rooms

Modern Fitted Kitchen

Double Glazing

Gas Central Heating

Driveway

Enclosed Rear Garden

Double- Width Garage

Well Presented Throughout

Superb First Time Buy



## Why you'll like it

A well-proportioned and beautifully maintained detached family home which offers generous accommodation, multiple reception rooms, a private rear garden, double-width garage and driveway parking. Ideal for growing families seeking space and convenience.

The property makes an immediate impression with its attractive frontage and corner positioning, providing ample off-road parking and access to a detached garage.

Internally, the home offers versatile and well-balanced living accommodation. The ground floor comprises a bright and spacious living room with large window allowing plenty of natural light, creating a warm and inviting family space. A separate dining room provides the perfect setting for entertaining, while the modern fitted kitchen offers a range of wall and base units, ample worktop space and views over the garden. There is also an additional reception room which could serve as a home office, playroom or snug depending on requirements.

Upstairs, the property features well-proportioned bedrooms, all tastefully decorated and offering good natural light. The principal bedroom is generously sized, with further bedrooms ideal for children, guests or home working. A family bathroom with a bath and overhead shower completes the first-floor accommodation.

Externally, the rear garden is a particular feature of the home - mainly laid to lawn with a patio seating area, perfect for outdoor dining and summer entertaining. The garden also benefits from a useful outbuilding/shed and side access. The detached garage provides additional storage or potential workshop space.

Agent Notes  
Tenure - Freehold  
Council Tax Band - D  
EPC - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

