



91 King John Avenue, Bearwood BH11 9RZ

Offered for sale with no forward chain, this well-proportioned three-bedroom semi-detached home is set within an established residential area of Bournemouth, conveniently located for local amenities and with easy access to Bournemouth, Poole and Wimborne with the total floor area measuring 1019 sq ft.

EPC: 70 Council Tax Band: C £325,000







Key Features

- NO FORWARD CHAIN
- GOOD SIZE RECEPTION HALL
- SEPARATE DINING ROOM / BEDROOM 4
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL AMENITIES
- GOOD ROAD LINKS TO POOLE & BOURNEMOUTH
- CONSERVATORY

The Property

The ground floor begins with an entrance porch leading into a welcoming reception hallway with a cloakroom.

The main lounge provides a comfortable living area and opens into a conservatory overlooking the rear garden, creating additional usable space. A separate dining room offers further flexibility and can serve as a home office, snug or occasional fourth bedroom. The kitchen, with breakfast counter, offers scope for personalisation over time. Upstairs, there are two well-proportioned double bedrooms, a further single bedroom, and a family bathroom.

A largely boarded loft space provides useful additional storage. The property benefits from double glazing and gas-fired central heating, with a boiler replaced within the last four years.

Externally, the property offers driveway parking for two vehicles. A side lean-to provides covered access to the rear garden, which is fully enclosed and designed for ease of maintenance, with a combination of patio and lawn. A timber shed, in excellent condition, provides additional outdoor storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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