





HOUSE & SON

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New to the market, this well-presented family home has been refreshed throughout and offers flexible accommodation in a popular residential area, within easy reach of local shops, schools and transport links.

The ground floor features a welcoming reception hallway giving access to all principal rooms. To the front, a comfortable lounge benefits from a bay window, creating a light and airy living space. To the rear, a contemporary open-plan kitchen and living area has been thoughtfully designed for modern family life, with French doors opening directly into the garden. The kitchen is fitted with a new electric oven and fridge/freezer and offers a sociable space for everyday living and entertaining.

Upstairs, the first floor provides three good-sized bedrooms. The master bedroom also enjoys a front-facing bay window. A well-appointed family bathroom completes this floor, fitted with a white three-piece suite and new vinyl flooring. There is also loft access, with the loft partially boarded for additional storage.

Externally, the property benefits from off-road parking to the front with a dropped kerb, and gated side access leading to a generous rear garden. The garden has been recently improved with new fence lines and offers a great outdoor space for families and social gatherings.

Presented in excellent condition throughout with new decoration and carpets, this home offers a genuine turnkey opportunity for a purchaser. There is no forward chain, and the property comes with vacant possession, allowing for a smooth transaction.



Furthermore, there are several well-regarded schools within easy reach, making it a strong choice for families, alongside convenient transport links providing easy access to Bournemouth town centre, Poole and the surrounding areas. For those who enjoy the outdoors, nearby green spaces and local parks offer pleasant walking and recreational opportunities, while Bournemouth's award-winning beaches and seafront are also just a short drive away, perfect for weekend leisure and family days out.

Early viewing is highly recommended to fully appreciate the space, presentation and location that this property has to offer. To arrange your viewing or to find out more, please contact us today. Our team would be delighted to assist and provide further information.

RECEPTION PORCH

9' 0" x 3' 0" (2.74m x 0.91m)

RECEPTION HALLWAY

13' 8" x 6' 10" (4.17m x 2.08m)

LOUNGE

12' 2 into bay" x 6' 10" (3.71m x 2.08m)

KITCHEN/DINER

19' 7" x 11' 11 narrowing to 8'9"" (5.97m x 3.63m)

MASTER BEDROOM

12' 7 into bay" x 11' 4" (3.84m x 3.45m)

BEDROOM TWO

11' 5" x 12' 2" (3.48m x 3.71m)

BEDROOM THREE

7' 9" x 7' 4" (2.36m x 2.24m)

BATHROOM

7' 8" x 6' 5" (2.34m x 1.96m)



DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any





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Energy performance certificate (EPC)

56 Horsham Avenue BOURNEMOUTH BH10 7JD	Energy rating D	Valid until:	29 January 2035
		Certificate number:	0330-2640-6490-2275-1615

Property type

Semi-detached house