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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**106 CARBERY AVENUE
SOUTHBOURNE BOURNEMOUTH
BH6 3LH**

Guide Price £700,000 - £725,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS SPACIOUS FAMILY HOME LOCATED IN THIS POPULAR TREE LINED AVENUE ON THE CARBERY ESTATE.

THE PROPERTY BOASTS ACCOMMODATION OF WELCOMING ENTRANCE HALL, 2 GOOD SIZE RECEPTION ROOMS, WELL PROPORTIONED BREAKFAST/KITCHEN, GROUND FLOOR SHOWER ROOM, 4 BEDROOMS & FAMILY BATHROOM.

THE PROPERTY IS IN NEED OF GENERAL UPDATING GIVING THE PURCHASER THE OPPORTUNITY OF PUTTING THEIR OWN MARK AND MAKING AN EXCEPTIONAL FAMILY HOME. EXTERNALLY THERE IS A GOOD SIZE FRONT GARDEN AND DRIVEWAY PROVIDING OFF ROAD PARKING AND LEADING TO THE DETACHED GARAGE. THE REAR GARDEN IS MAINLY LAID TO LAWN WITH WELL STOCKED BORDERS AND OFFERS A GOOD DEGREE OF PRIVACY.

AS WELL AS HAVING NO FORWARD CHAIN FURTHER BENEFITS INCLUDE RECENTLY REPLACED GAS FIRED CENTRAL HEATING BOILER, BEING CLOSE TO LOCAL SHOPS IN TUCKTON AND STUNNING AWARD WINNING SANDY BEACHES BEING ONLY A SHORT DRIVE AWAY

106 CARBERY AVENUE, SOUTHBOURNE, BOURNEMOUTH BH6 3LH

- **CHARACTER DETACHED FAMILY HOME**
- **4 GOOD SIZE BEDROOMS**
- **ATTRACTIVE HALLWAY**
- **2 RECEPTION ROOMS**
- **SPACIOUS BREAKFAST/KITCHEN**
- **FRONT AND REAR GARDENS**
- **AMPLE OFF ROAD PARKING AND GARAGE**
- **NO FORWARD CHAIN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **IN NEED OF SOME GENERAL UPDATING**
- **POPULAR TREE LINED AVENUE**
- **AWARD WINNING BEACHES NEABY**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.1 sq. feet)

