



BROWNSEA VIEW
AVENUE, POOLE











DETAILS

A 3 bedroom detached house with huge renovation potential positioned on the sought after Brownsea View Avenue. This is a rare opportunity to acquire a property in need of full refurbishment – ideal for buyers looking to create a bespoke home in a peaceful and prestigious location.

The accommodation is generously proportioned and includes a spacious lounge/dining area, separate kitchen, downstairs wc, integral garage, three bedrooms, a family bathroom, a large terrace and a substantial rear garden.

Externally, the property features off-road parking at the front. The rear garden offers excellent scope for landscaping or extension (subject to planning).

Offered with no forward chain, this property presents an exciting chance to create a bespoke family home in one of the area's most sought-after roads.

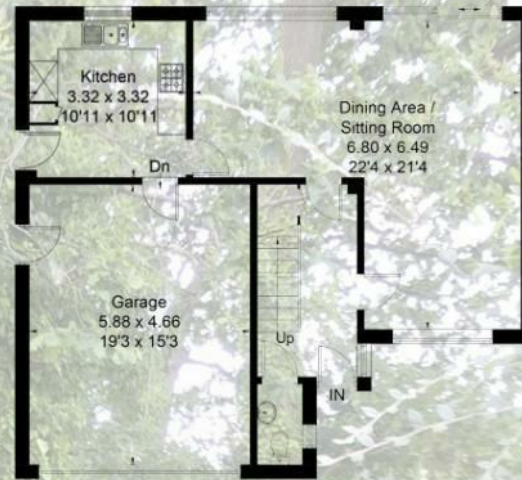
A truly exciting project in one of Poole's most desirable areas – viewings are highly recommended to fully appreciate what's on offer.

AT A GLANCE

Guide price:	£750,000
Tenure:	Freehold
Stamp Duty:	3649
Local Authority:	BCP Council
Council Tax:	BCP Council (Poole) Band F

KEY FEATURES

- Three well-proportioned bedrooms
- Spacious lounge/dining area
- Separate kitchen
- Family bathroom and downstairs wc
- Large integral garage
- Generous terrace
- Excellent-sized rear garden with fantastic potential
- Off-road parking to the front
- Quiet, desirable residential location
- No forward chain



Ground Floor



First Floor

Approximate Area = 119.2 sq m / 1283 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 146.7 sq m / 1579 sq ft (Excluding Void)
 Including Limited Use Area (1.7 sq m / 18 sq ft)
 For identification only. Not to scale.

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