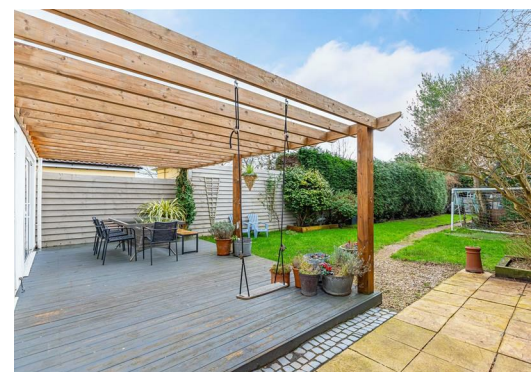




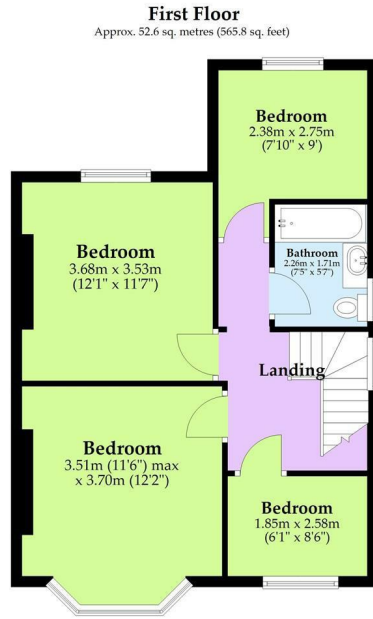
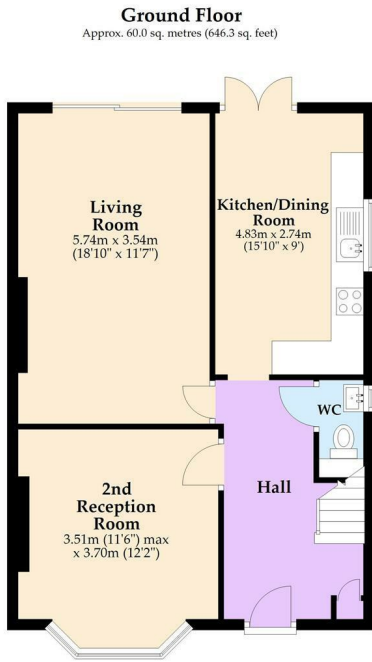
STRATTON OAK ESTATES



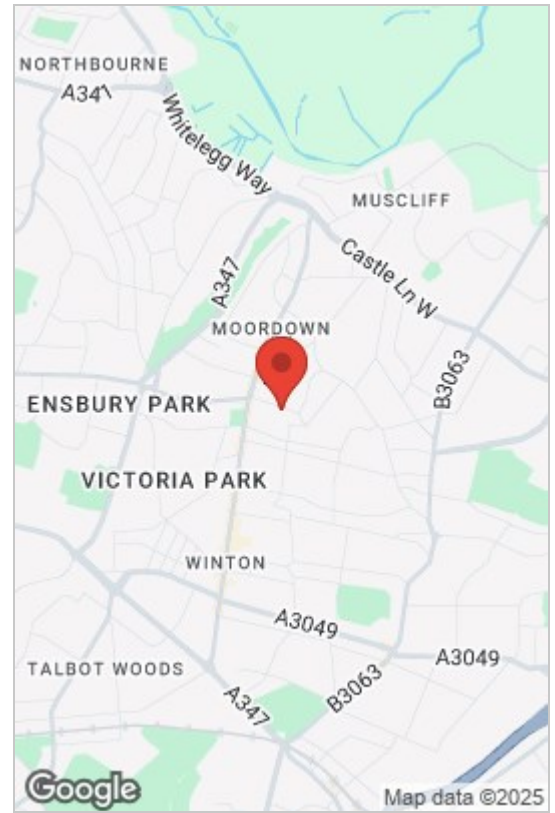
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23 Coronation Avenue, Bournemouth, BH9 1TW
£450,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM

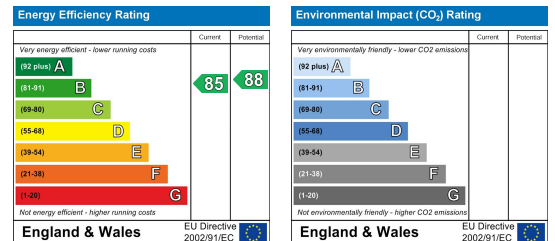


Total area: approx. 112.6 sq. metres (1212.0 sq. feet)



- Situated within easy reach of Winton High Street, with excellent local schools, shops, and amenities nearby.
- Off Road parking, with the option for a further space in front of your drop curb, and PV solar with internal battery storage
- Two reception rooms: an extended lounge with sliding doors to the garden and a bay-fronted second room for dining, playroom or office use.
- Luxurious, fully tiled family bathroom with a bath and shower.
- Impeccably refurbished character home blending period charm with modern interiors.
- Spacious kitchen/breakfast room with integrated appliances and double French doors to the garden.
- Four well-sized bedrooms, including an impressive Master and bedroom two.
- Private 80ft South Facing rear garden with decked seating area, lawn and hidden play/vegetable patch space.

This Turn of the Century four bedroom home has been sympathetically REFURBISHED, blending its PERIOD CHARM with modern day living. It has curb appeal, off-road parking and an expansive 80ft SOUTH FACING PRIVATE GARDEN, this property ticks all the boxes for a family home. Early viewing is highly recommended to fully appreciate this property.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.