

MRKT

PROPERTY EXPERTS

20 St Georges Avenue, BH8

Offers In Excess of £725,000

FOR SALE



Property Features:

- Modern Kitchen
- Close to Queens Park Golf Club and JP Morgan
- Double garage with additional off road parking
- Some modernisation required
- Nearby Shopping with Castle Point

Summary

MRKT Property Experts are proud to present this eye catching and charming period home in the ever popular suburb of Queens Park, a mere stones throw away from Queens Park Golf Club, this property sits in a delightful leafy road only 5 minutes drive from Bournemouth Centre and its golden beaches.

Description

Nestled in the heart of the highly sought-after suburb of Queens Park, this spacious 4 double bedroom detached character home presents a unique opportunity. Offered with no forward chain by motivated sellers, this property combines the warmth of a family home with the potential to add significant value.

As you step into this inviting residence, a bright entrance hall sets the tone for the generous proportions that await. A practical downstairs WC adds convenience to daily living.

The living spaces of this home are its heart and soul. The 25'3" lounge exudes warmth, providing the perfect setting for cozy family gatherings. Adjacent, the 17'5" dining room offers a versatile space, ideal for both formal dinners and casual get-togethers. The 24'1" modern kitchen/breakfast room is a culinary haven, featuring a stylish feature island that adds character and functionality to the space. Whether you're whipping up a family meal or entertaining friends, this kitchen is the perfect backdrop.

Room Dimensions

Floor Plan



TOTAL FLOOR AREA: 1502 sq ft (137.2 sq m) approx.
We have every effort to have made to ensure the accuracy of the figures concerned, but measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any errors or omissions. They plan to be used for general purposes only and should be used as a guide for any prospective purchaser. The services, quality and quantities shown have not been tested and no guarantee is to be taken as to their availability or efficiency can be given.
 www.mrkt.com 2022

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
(92- A)		(92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	65	79	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Additional Information

- Council Tax Band: E
- Lease Length:
- Service Charge:
- Ground Rent: