



**Abinger Road, Bournemouth BH7 6LX**

**welcome to**

**Abinger Road, Bournemouth**

FOUR BEDROOM detached HOUSE with TWO RECEPTION ROOMS and Beautiful private SOUTH FACING rear garden. Situated in a QUIET SOUGHT-AFTER location of the prestigious Boscombe East, within a short drive of Southbourne highstreet, Southbourne BEACH & Kings Park Playing Fields.





**Entrance Hall**

**Kitchen**

12' 2" x 10' 10" ( 3.71m x 3.30m )

**Sitting Room**

12' 2" x 9' ( 3.71m x 2.74m )

**Reception Room 1**

14' 1" x 11' 11" ( 4.29m x 3.63m )

**Reception Room 2**

11' 11" x 10' 10" ( 3.63m x 3.30m )

**Bedroom 1**

14' 1" x 11' 11" ( 4.29m x 3.63m )

**Bedroom 2**

12' 8" x 12' 2" ( 3.86m x 3.71m )

**Bedroom 3**

11' 11" x 10' 11" ( 3.63m x 3.33m )

**Bedroom 4**

7' 10" x 5' 11" ( 2.39m x 1.80m )

**Agents Note**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Abinger Road, Bournemouth

- NO FORWARD CHAIN
- Four Bedroom Detached Home
- Garage
- Two Reception Rooms & Good Size Kitchen/Breakfast Room/Snug With Double Doors To The Garden
- Private, South-Facing Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110869](https://fox-and-sons.co.uk/Property/WTN110869)



Property Ref:  
WTN110869 - 0008

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