



£250,000 Guide Price

Queens Park Avenue, Bournemouth

House | 2 Bedrooms | 1 Bathroom

01202 289000

DANEHURST  
— ESTATE AGENTS —

[www.danehurstea.co.uk](http://www.danehurstea.co.uk)



# Step Inside

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## Key Features

- Refurbishment Project
- Period 2 Bedroom Cottage
- Prestigious Location
- Large Reception
- Unfitted Kitchen / Breakfast Room
- Gas fired central heating
- Garden area
- Parking
- Ajoining Property also available for refurbishment
- Vacant Possession

## Property Description

CASH BUYERS ONLY

Both Cottages Will Be Available, This Is the First to Be Listed.

Situated on the much sought after Queens Park Avenue, Queens Park, this two bedroom semi detached cottage represents an excellent refurbishment opportunity in a desirable and convenient location.

The property requires a full renovation throughout, following the departure of tenants who have left it in need of significant attention and care.

Set back from the road, the cottage enjoys a peaceful position and benefits from an allocated parking space. The lounge is bright, featuring a fireplace with an inset log burning stove. The kitchen, open to the central hallway, provides space for a breakfast table and offers scope for redesign as part of the refurbishment works.

To the front, there is a conservatory which, in our opinion, would benefit from replacement. Upstairs, there are two double bedrooms and a family bathroom, as well as a spacious landing and an airing cupboard housing a Glow Worm gas boiler.

Externally, the property offers garden areas to the front and side only. There is no rear garden, however there is a pathway to the rear for maintenance access.

Once renovated, this cottage has strong potential to become a highly desirable home in one of Queens Park's most sought after roads. The adjoining cottage will also be available through Danehurst Estate Agents.

Tenure: Freehold - Council Tax Band: C - EPC Rating:

## Main Particulars

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Situated on one of the area's most prestigious roads. Offering excellent transport routes into Bournemouth, Southampton and London via the A338. All within 1.5 miles you have the Royal Bournemouth Hospital, Littledown Leisure Centre, The Village Hotel and Gym, Tesco Extra Superstore, Iford Golf Club and Castlepoint Shopping Centre. Bournemouth Airport and Bournemouth's sandy beach can be found just 3 miles away. Set back from the road the property is in a quiet location.

Lounge 2.jpg



Lounge 3.jpg



Fireplace.jpg



Entrance Hall.jpg




Queens Park Avenue, Bournemouth, BH8 5LH



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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