



£260,000 Guide Price

Queens Park Avenue, Bournemouth

House | 2 Bedrooms | 1 Bathroom

01202 289000

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Step Inside

Key Features

- 2 Bedroom Cottage
- In Need of Full Refurbishment
- 2 Reception Rooms
- Kitchen (Not Fitted)
- Family Bathroom
- Set well back from the road (providing privacy & quiet)
- New Boiler
- INVESTORS ONLY
- EPC Rating D
- Council Tax Band C

Property Description

Investors Only - Being sold with sitting tenant paying rent of £995 PCM

Tucked away just off the prestigious Queens Park Avenue, this charming two-bedroom semi-detached home offers an opportunity to acquire a refurbishment project in one of Bournemouth's most sought-after residential locations.

Set back from the road and enjoying a surprisingly private position, the property combines character, seclusion and huge potential for improvement. Some updating and refurbishment is required, however the property provides an excellent start for those wishing to create a home in their own style.

The accommodation comprises a comfortable sitting room, kitchen/breakfast room and a versatile second reception room which could equally serve as a dining room, home office or occasional guest bedroom. Upstairs there are two generous double bedroom and a family bathroom. Outside, there are private garden areas, a small courtyard space to the rear and the added benefit of 2 allocated off-road parking spaces.

Main Particulars

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Council Tax Band: C

Tenure: Freehold

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.

3



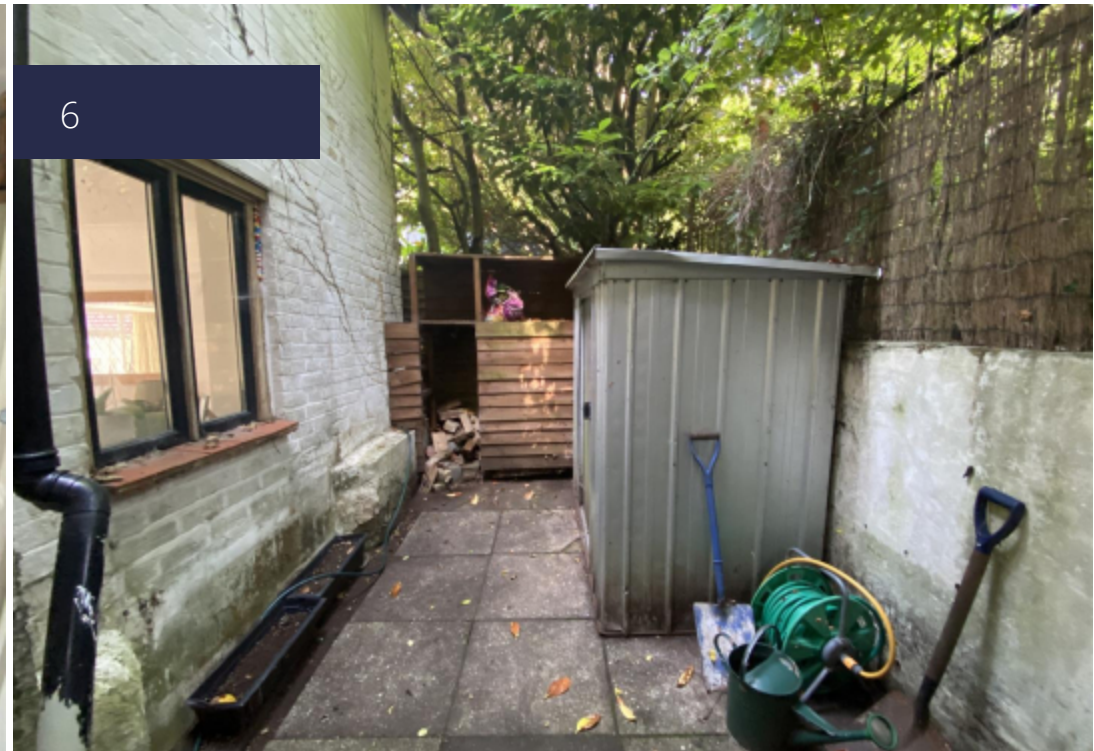
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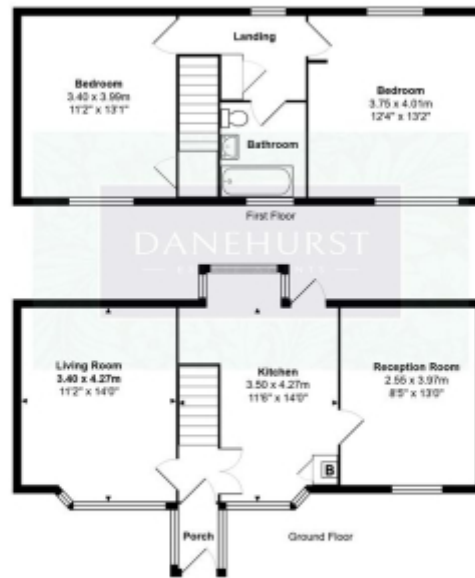
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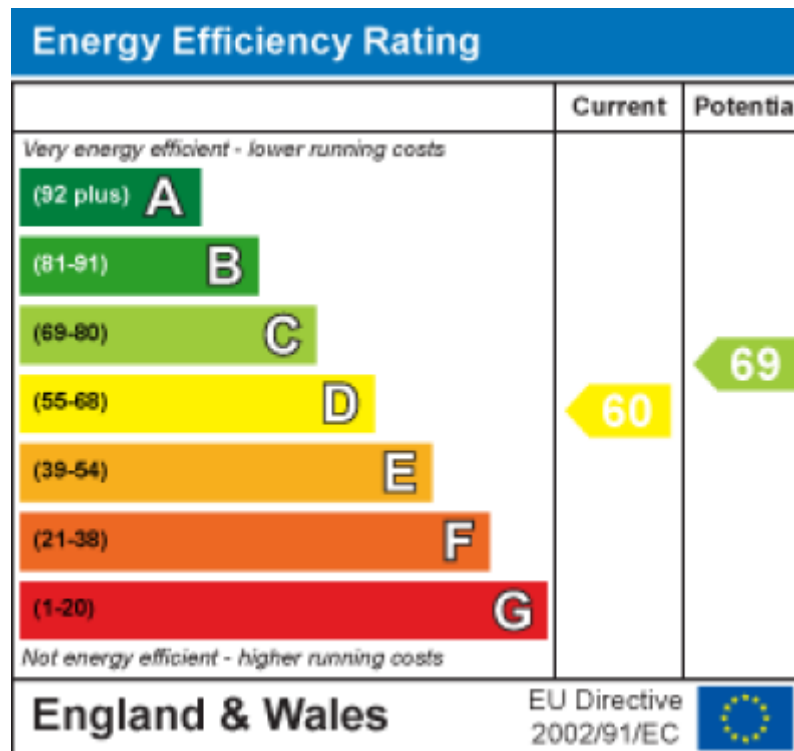
Queens Park Avenue, Bournemouth, BH8 9LH



All measurements are approximate and for display purposes only

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



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