



Ruskin Avenue  
Castle Lane  
BH9 3LX

£425,000

Immaculate 2 double bedroom bungalow in a quiet cul-de-sac.  
Off road parking for 5 cars, fully enclosed back garden.

Freehold

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**Probate sale with no chain of this immaculate 2 double bedroom bungalow in a quiet cul-de-sac off the main Castle Lane access road. Off road parking for 5 cars, large loft, fully enclosed back garden.**

- ◆ Perfect 2 double bedroom semi-detached bungalow on a large plot
- ◆ Probate sale-no chain (probate has been granted)
- ◆ Immaculate condition
- ◆ Off road parking for at least 5 cars
- ◆ Private-not overlooked-sun-all-day fully enclosed back garden
- ◆ Large loft with ladder, light and partly boarded
- ◆ 'Tardis' feel to the light interior
- ◆ Large kitchen with dedicated dining area
- ◆ Both kitchen/dining area and living room lead to the garden via French doors
- ◆ Quiet cul-de-sac but just off Castle Lane access route

## About Ruskin Avenue

Lovely place to live in a quiet cul-de-sac but with Castle Lane at the end of the avenue, you will have great access around the area.

At the end of Castle Lane, you can join the Spur Road which is at least dual carriageway to the New Forest, Southampton and the UK motorway network. It's 3 miles to Bournemouth railway station-2 hours to London and a direct route to Manchester. Bournemouth Hurn airport is 5 miles away and is one of the UK's fastest growing provincial airports. Plus Castle Lane is on the main bus route into Bournemouth

Just over a mile away is Castlepoint shopping centre with 40 brands to choose from-from Asda and Sainsburys to B&Q and M&S. Plus lots of eateries and coffee houses-Coata, Caffe Nero, Five Guys and Nando's as examples. Charminster high street is on your doorstep and you can good pubs and a cosmopolitan selection of restaurants.

Best for sports is BH Live at the end of Castle Lane with a large gym, swimming pool, lots of classes and ATP pitches. For golf locally, you can choose from the Parley Golf Centre, Queens Park Golf Course or Playgolf (opposite BH Live). To walk the dog or teach the children to ride a bike, Redhill Park has lovely open spaces. Of course the beaches of Bournemouth and Sandbanks are easily accessible for lazier days.

And if you do have a child of school age, at primary level there is Muscliff Primary or St Walburga's Catholic nearby. And both Bournemouth grammar schools are off Castle Lane.

A quiet home but so convenient.

A perfect 2 double bedroom semi-detached bungalow sitting on a plot of over 3000 sq ft. Perfect because there is off road parking for multiple cars, a private-not overlooked-back garden plus once inside it is truly one of those 'Tardis' properties.

Once inside the bungalow, it is so light and airy. Both the living room and kitchen with dedicated dining area feel as if they belong in a big house.

You will not want for storage as there is a large loft, lots of kitchen storage units and a garden shed.

Perfect location too in a quiet cul-de-sac, but close to the main access route of Castle Lane.



#### **Entrance to the Property**

Good sized drive, part tarmac, part block paved which would easily accommodate 5 cars. The drive extends down to the side of the property to the back gate and the fully enclosed rear garden. Outside light.

#### **Hall**

Glazed insert front door to carpeted hall with thermostatically controlled radiator, boxed consumer unit and access to a large loft.

#### **Loft**

Loft ladder, light and part boarded. Contains the Glow Worm combi boiler.





### **Living Room**

Long room with double glazed French doors, extending to almost the width of the room. Access to the garden from here. Carpeted, 2 thermostatically controlled radiators. 2 obscure glass double glazed side windows with vertical blinds. Fitted electric fire plus gas point. TV point.



### **Kitchen/Dining Area**

Again a long room with dedicated dining space. Double glazed French doors with a white wooden curtain pole with eyelet curtains and vertical blinds. The dining area and the kitchen have tiled floors. Thermostatically controlled radiator. The kitchen area is an expanse of charcoal effect work surfaces with lots of high and low level cream gloss storage cupboards. Appliances include Neff oven and separate grill, tall fridge and freezer, Bosch dishwasher plus stainless steel 1.5 sink and drainer. The property heating and hot water controls ( Centaur Plus C11) are located in the kitchen.





### **Bedroom 1**

Carpeted, thermostatically controlled radiator, double glazed window with pencil pleated curtains to white wooden curtain pole. TV point.

### **En Suite Bathroom**

Tiled shower cubicle, tiled floor. Sink with illuminated mirror, heated towel ladder, loo.

### **Bedroom 2**

Carpeted, thermostatically controlled radiator. Double glazed window with white wooden curtain pole.

### **Bathroom**

Quadrant shower cubicle, vanity sink with further storage and illuminated







### **Back Garden**

Timber fenced, fully enclosed sun all day garden which is not overlooked. Patio area and lawn with shrub and flower borders. Timber shed. 2 outside lights.

### **Additional information**



### **FREEHOLD**

**Annual Council Tax: Band C** £1731.78 payable

**Energy Performance Certificate (EPC) Rating:**

**Connectivity:** Virgin fibre is available in the road

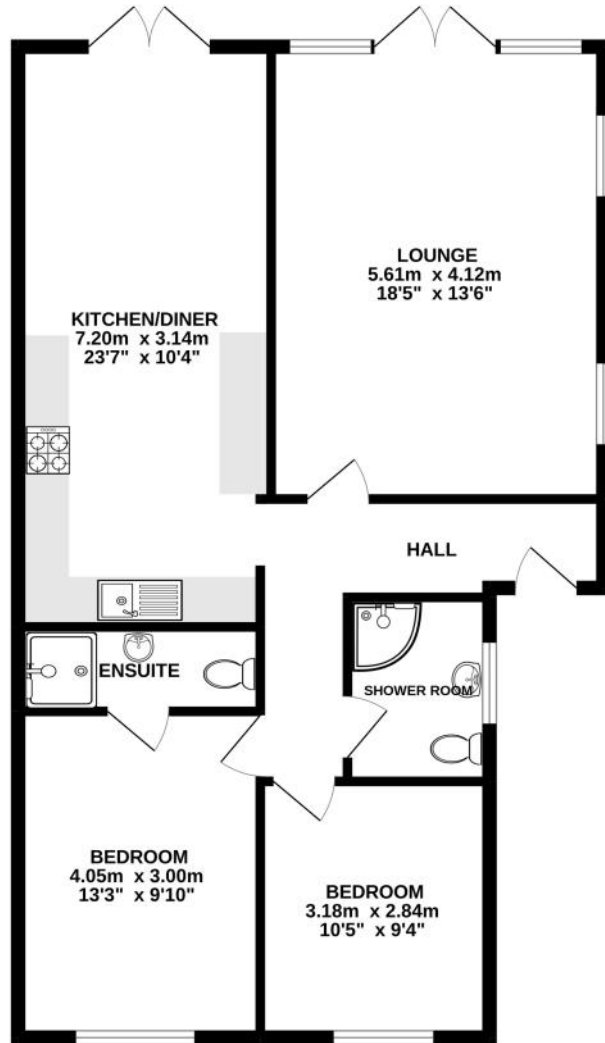
**TV:** Sky dish

**Plot size:** 3064 sq ft

**Parking:** Off Road for 5 cars of more

**Viewings with 24 hours notice**

GROUND FLOOR  
81.4 sq.m. (876 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 81.4 sq.m. (876 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing by appointment through sole agents:

**Albury & Hall (Canford Cliffs) Ltd | 32 Haven Road, Canford Cliffs, Poole BH13 7LP**

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