



**Browning Avenue  
Bournemouth  
Dorset  
BH5 1NP**

**Offers in Excess of £258,000**

**bettermove**



**Browning Avenue  
Bournemouth**

Bettermove are proud to present this 2 bedroom Semi-Detached Bungalow in Bournemouth within the purpose built development of Orion Court. The property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

This is a leasehold property with 99 years remaining on the lease; the ground rent is £200 per annum and the service charge is £518 per every 6 months.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen, two bedrooms and the bathroom.

Located in the popular residential area of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pokesdown Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys,



# Browning Avenue, Bournemouth, BH5

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



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





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