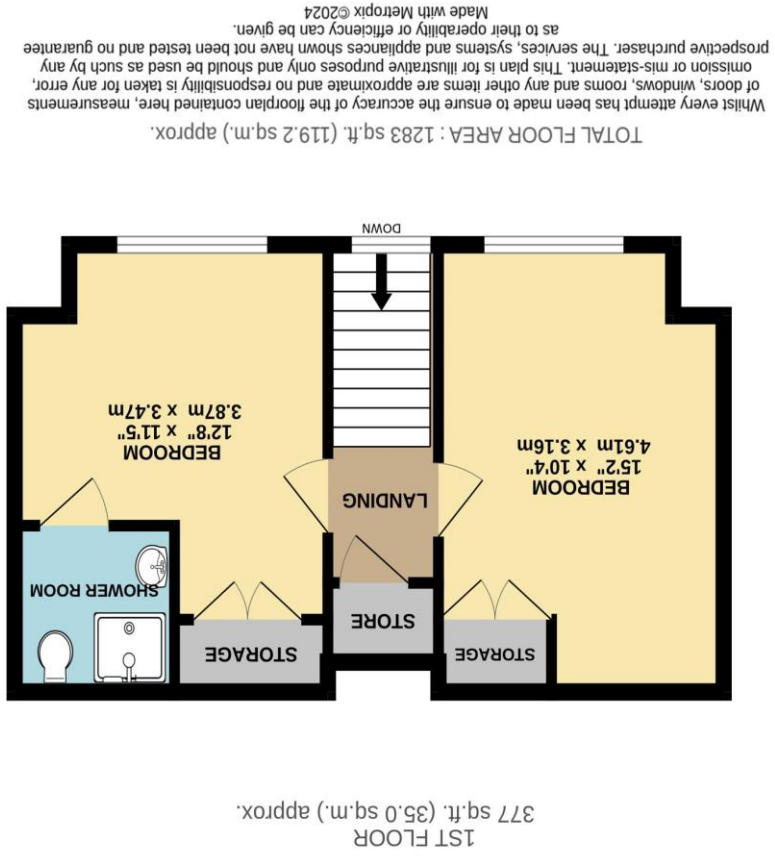


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 sq.m.) approx.



**Harewood Avenue, Boscombe East, Bournemouth, Dorset, BH7 6NJ**  
**£425,000 – Freehold**

**Three Double Bedroom Two Bathroom Detached Chalet | Porch | Hallway | Ground Floor Bedroom | Shower Room & WC | Reception Room | Dining Room | Kitchen | Landing | Bedroom with Ensuite | Bedroom Three | Integral Garage & Parking Courtyard Rear Garden | No Chain**

A deceptively spacious detached chalet-style house with three double bedrooms and two bathrooms. It is conveniently located near local shops at Pokesdown Hill, Pokesdown train station, good local schools, and major employers such as Bournemouth Hospital and JP Morgan. There is easy access to Bournemouth and Christchurch via bus routes. The property features generous room sizes, a flexible layout, double glazing, gas central heating, a ground floor bedroom with a shower room and WC, two separate reception rooms, two double bedrooms on the first floor (one with an ensuite), and an integral garage with parking on the drive. The property would benefit from some internal modernisation, which is reflected in the realistic guide price. There is no upper chain.

Upon entering through the porch, you will find a hallway with a staircase to the first floor and doors to all the main rooms. The ground floor bedroom is located at the front aspect, accompanied by a shower room, separate WC, and a kitchen with a door to the side aspect. At the rear, there are two separate reception rooms, a spacious lounge leading onto a UPVC conservatory and a dining room. Upstairs, the landing leads to two further double bedrooms with fitted cupboards, one of which has its own ensuite shower room, basin, and WC.

Outside, there is an integral garage with an up-and-over door and an internal door to the conservatory. The rear courtyard garden features raised borders extending to approximately 10ft in depth, along with gated side access. Parking for one car is available in front of the garage.

Council Tax Band: D  
EPC Rating: 70 | C

