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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



86a Fitzharris Avenue

Bournemouth BH9 1BY

OIEO: £254,800

- Two Double Bedrooms
- First Floor Conversion
- Period Features Throughout
- Beautifully Presented
- Low Service Charge
- Popular Location

Location

Fitzharris Avenue is situated in a convenient and popular area between Winton & Charminster. Within a very short walk are Charminster and Winton High Streets with their array of shops bars, cafes, boutiques and bus stops. Just a short drive away is Bournemouth Town Centre, known for its lively night life and 7 miles of award winning blue flag sandy beaches and Bournemouth University campus.

Entrance Porch

Stairs to landing

Lounge 14' 8" x 13' 5" (4.47m x 4.09m)

Kitchen 10' 10" x 8' 0" (3.30m x 2.44m)

Wall and base units, counter tops, Door to balcony, Integrated gas oven, gas hob, space for fridge/freezer, plumbing for washing machine, 1 1/2 bowl sink with drainer. Combi boiler is housed in the kitchen.

Bedroom 1 13' 9" x 11' 10" (4.19m x 3.60m)

Bedroom 2 13' 9" x 10' 8" (4.19m x 3.25m)

Family Bathroom

Low level WC, bath with shower over, wash hand basin, part tiled, loft access.

Outside

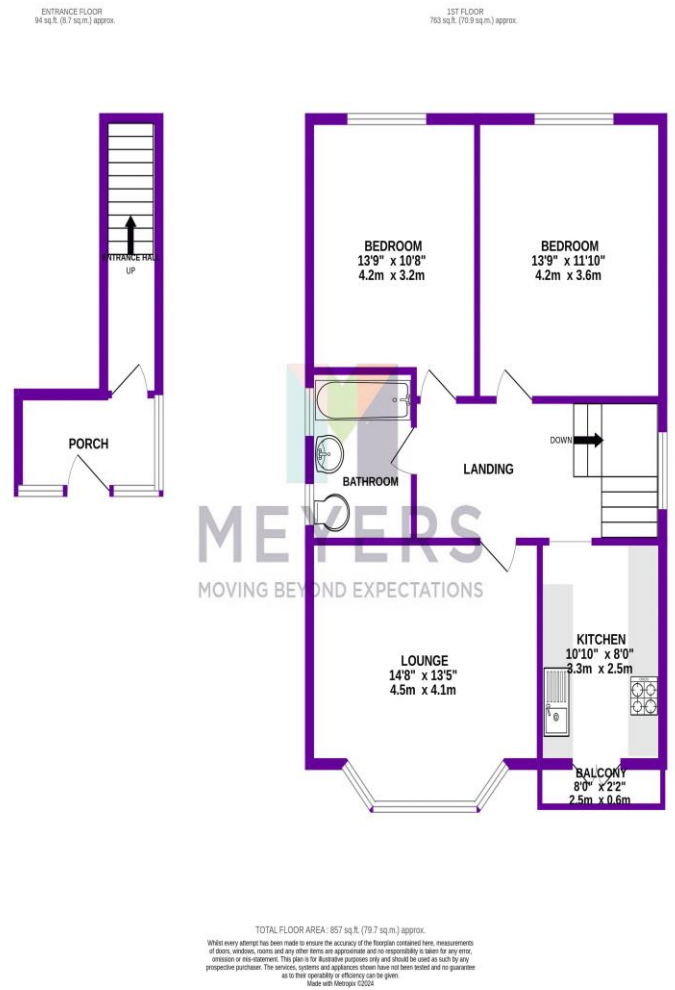
SOUTH FACING, stone built patio area, laid to lawn, wood built shed, wood store, fully enclosed.

Tenure

155 years remaining Service Charge as and when necessary split 50/50 Ground Rent - Peppercorn

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



Meyers are recommendation based family estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and care greatly about our community and our contribution towards it. Our Poundbury HQ office happily cover Dorchester, Weymouth, Portland, Blandford, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.

