



Connells

Fitzharris Avenue  
Bournemouth





## Property Description

This spacious 4/5 bedroom detached home is located between Winton and Charminster high streets and directly opposite the recreation ground and tennis courts. Short walk to bus stops for routes into Bournemouth Town Centre & Castlepoint.

This property offers all the space a growing family could need. Full of character with large rooms, high ceilings and bay windows, this property oozes charm and the space on offer will not disappoint. The accommodation comprises two reception rooms with bay window, kitchen diner and separate downstairs study/bedroom. The first floor you can find 4 double bedrooms, a beautiful family bathroom, there is even the precedence to convert the loft should the extra space be needed. Outside there is a very private south facing rear garden with a raised brick patio and lawned area and vegetable patch plus a asphalt surface to the front offering off road parking for up to three cars.

Don't miss out on the opportunity to view!

## Sitting Room

13' plus bay x 11' ( 3.96m plus bay x 3.35m )

Double glazed bay window to rear aspect. French door to garden. Radiator. Double doors into:

## Bedroom 5 / Study

10' 5" x 10' 2" ( 3.17m x 3.10m )

Sash window to front aspect. Built-in cupboard space. Radiator.

## Dining Room

12' 1" x 11' ( 3.68m x 3.35m )

Single glazed sash window to front aspect. Radiator.

## Kitchen

14' 2" x 13' ( 4.32m x 3.96m )

Double glazed window to rear aspect. Door to garden. Range of wall and base units. Built-in oven, microwave oven, fridge, dishwasher. Space and plumbing for washing machine. Space for freezer.

## Landing

18' 11" x 6' ( 5.77m x 1.83m )

Sash window to front aspect. Access to airing cupboard.

## Bedroom 1

11' plus bay x 10' ( 3.35m plus bay x 3.05m )

Bay sash window to front aspect. Built-in wardrobes. Radiator.

## Bedroom 2

12' 1" x 10' 2" ( 3.68m x 3.10m )

Sash window to front aspect. Built-in wardrobe. Radiator.

## Bedroom 3

13' 1" x 11' ( 3.99m x 3.35m )

Two double glazed window to rear aspect. Radiator.

## Bedroom 4

13' 1" x 7' 8" ( 3.99m x 2.34m )

Double glazed window to rear aspect. Built-in storage cupboard. Radiator.



## Cloakroom

6' 3" x 2' 10" ( 1.91m x 0.86m )

Double glazed window to rear aspect. Tiled floor.

## Bathroom

Access to loft via loft hatch.

## Loft Space

Partially boarded.

## Rear Garden

Patio area. Access from both sides. Landscaped. Lawn area. Greenhouse. Brick built shed with electric.

## Front

Driveway





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: F**

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Tenure: Freehold



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Property Ref: WIN307055 - 0004