

Fitzharris Avenue, Bournemouth BH9 1BZ



welcome to

Fitzharris Avenue, Bournemouth

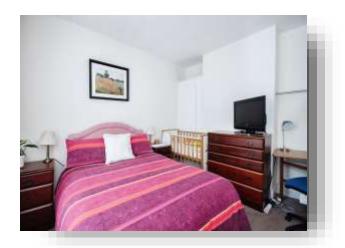
This SUBSTANTIAL well presented four/five bedroom DETACHED HOUSE is located on FITZHARRIS AVENUE overlooking Richmond Park Bowls Club and Tennis Club. Convenient proximity between Winton and CHARMINSTER high streets. The property also benefits from off road parking and SOUTH FACING

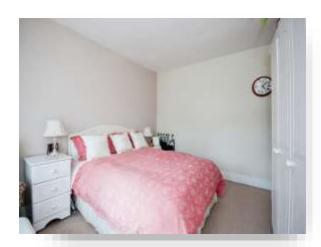














Total floor area 157.7 sq.m. (1,698 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Study

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

Lounge

16' 3" x 11' (4.95m x 3.35m)

Dining Room

14' 2" x 11' (4.32m x 3.35m)

Kitchen

14' 2" x 13' 7" (4.32m x 4.14m)

First Floor Landing

Bedroom One

12' 4" to wardrobes x 11' (3.76m to wardrobes x 3.35m)

Bedroom Two

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

Bedrom Three

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

Bedroom Four

13' 1" x 7' 9" (3.99m x 2.36m)

Bathroom

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- Spacious Detached Family Home
- In/Out Driveway & Storage
- South Facing Rear Garden
- Four/Five Double Bedrooms
- Good School Catchment Areas For All Ages

Tenure: Freehold EPC Rating: F

£650,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WTN108912 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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