



**Grants Avenue, Bournemouth BH1 4NR**

**welcome to**

**Grants Avenue, Bournemouth**

This Four bedroom semi-detached house on Grants Avenue to the market. The property is well presented throughout and features a separate family lounge, 2 bathrooms, open plan kitchen with good sized dining space, leading on to second reception area which has access to rear garden

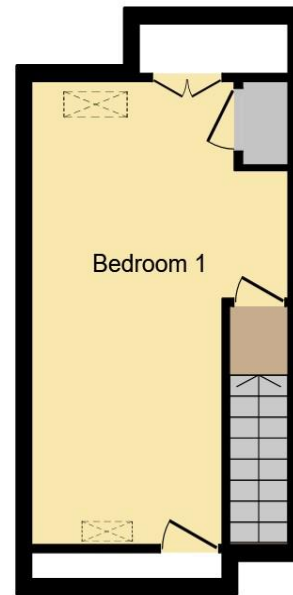




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Lounge**

12' max x 11' 5" ( 3.66m max x 3.48m )

**Kitchen**

13' x 8' 8" ( 3.96m x 2.64m )

**Dining Room**

13' x 8' 8" ( 3.96m x 2.64m )

**Playroom**

15' 5" x 6' 11" ( 4.70m x 2.11m )

**Shower Room**

**First Floor Landing**

**Bedroom Two**

11' 11" max x 10' 10" ( 3.63m max x 3.30m )

**Bedroom Three**

13' x 8' 4" ( 3.96m x 2.54m )

**Bedroom Four**

11' 6" x 8' 3" ( 3.51m x 2.51m )

**Bathroom**

**Top Floor**

**Bedroom One**

19' 5" x 8' 6" max ( 5.92m x 2.59m max )

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)

welcome to

## Grants Avenue, Bournemouth

- Well presented semi-detached family home
- Spacious living throughout with 4 double bedrooms.
- Two bathrooms.
- Easy reach to Boscombe, Bournemouth and award winning beaches
- Good transport links.

Tenure: Freehold EPC Rating: D

**£365,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109731](https://fox-and-sons.co.uk/Property/WTN109731)



Property Ref:  
WTN109731 - 0007

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