



**Poitiers Drive, Bournemouth BH11 9GG**

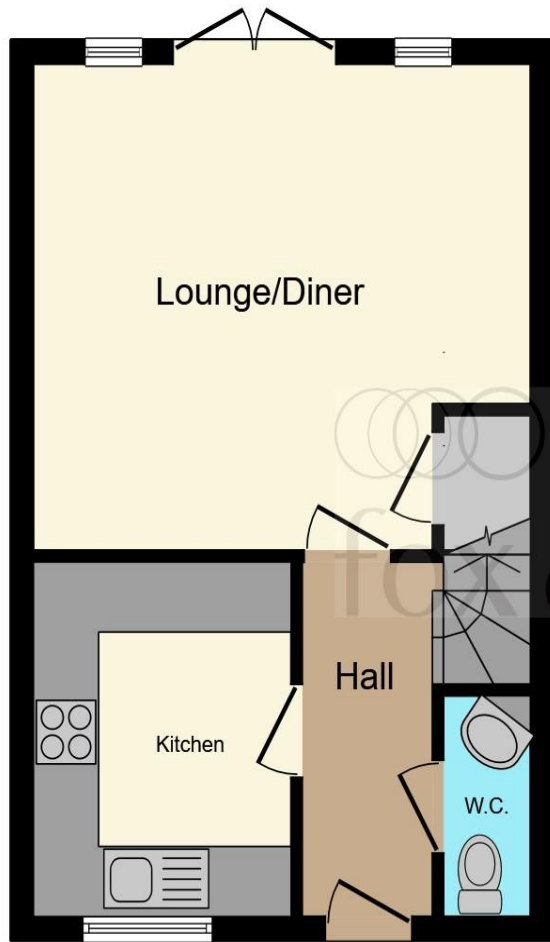
**welcome to**

**Poitiers Drive, Bournemouth**

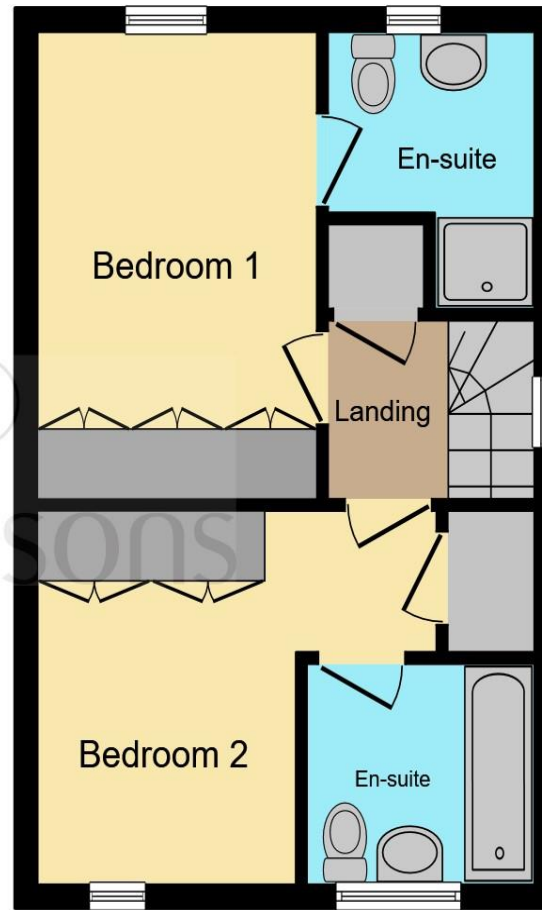
A beautifully presented two-bedroom semi-detached home with two allocated parking spaces, nestled in a quiet cul-de-sac in Bearwood. Offering spacious accommodation, a private garden, and the remainder of the building warranty.







**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 11" max x 13' 10" ( 4.55m max x 4.22m )

**Kitchen**

9' 11" x 7' 8" ( 3.02m x 2.34m )

**Bedroom One**

11' 7" x 8' 10" ( 3.53m x 2.69m )

**Ensuite**

**Bedroom Two**

8' 6" x 8' 7" ( 2.59m x 2.62m )

**Ensuite**

**welcome to**

## **Poitiers Drive, Bournemouth**

- Two-bedroom semi-detached home in a quiet cul-de-sac
- Two allocated parking spaces
- Private rear garden with a decked seating area
- Well-maintained and move-in ready
- Remainder of building warranty included

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £335,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110348](https://fox-and-sons.co.uk/Property/WTN110348)



Property Ref:  
WTN110348 - 0002

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.

  
**fox & sons**



**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**