

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

**FLOOR PLAN**



**22 Queens Park West Drive**  
Bournemouth, BH8 9DD, £2,500 Per Calendar Month

**MAIN FEATURES**

- Fully Furnished
- Three Double Bedrooms
- Six Month Let Only
- Large Private Garden
- Master Bedroom With Walk in Wardrobe and En-suite
- Council Tax Band: F
- EPC/ D
- Available Now

**Main Description**

Lovett Estate Agents are delighted to offer this beautifully presented fully furnished, 3 double bedroom detached house available to let on a 6 month only basis. The ground floor benefits a porch, large entrance hall, kitchen, utility room, lounge, WC, reception room, leading through to a dining room and large private garden. The first floor includes one family bathroom [separate shower and freestanding bath], Master bedroom with a walk in wardrobe and en-suite, double second bedroom and third lengthy bedroom with twin single beds. A small pet maybe considered for this property.



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EPC/D Tax Band: F  
Available 12th August



**£2,500 Per Calendar Month**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

