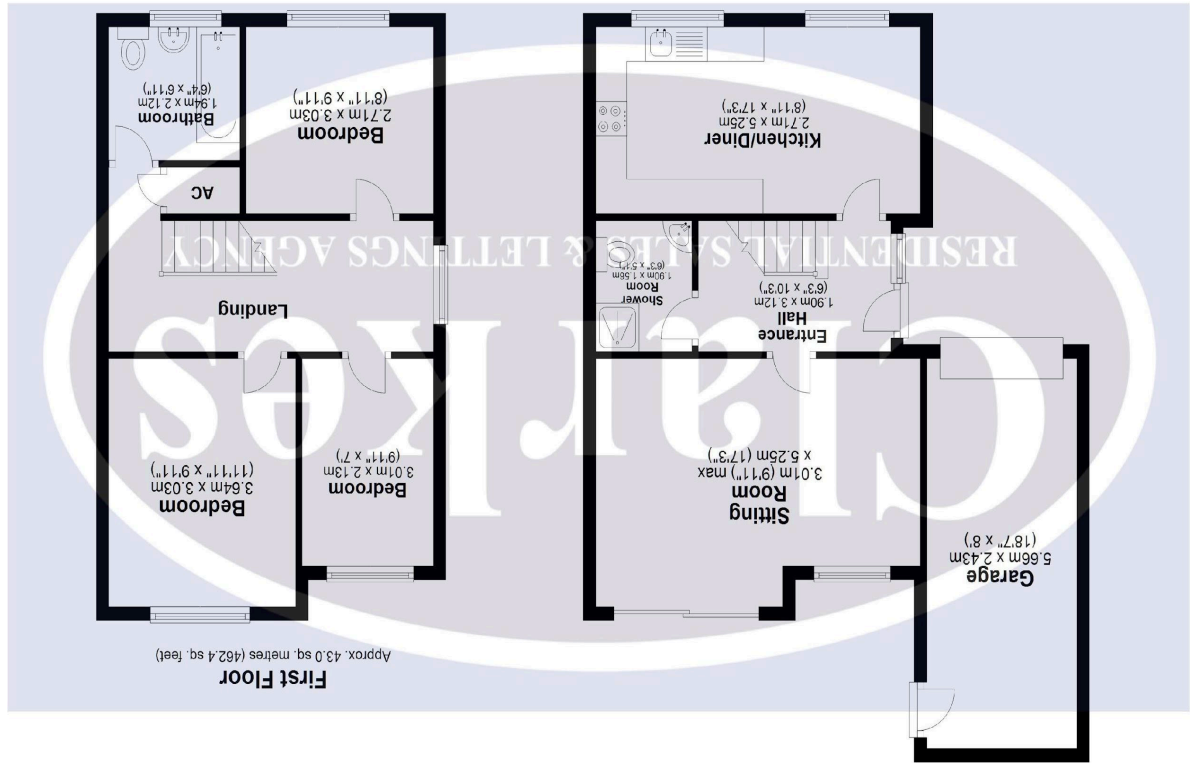


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt.

Total area: approx. 97.3 sq. metres (1047.4 sq. feet)



Ground Floor
Approx. 54.3 sq. metres (585.0 sq. feet)

First Floor
Approx. 43.0 sq. metres (462.4 sq. feet)

Energy Efficiency Rating	
Potential	Current
86	67
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Pavan Gardens, Bournemouth, Dorset



Charming Three-Bedroom Detached House in Pavan Gardens, BH10

Nestled in the heart of the sought-after Pavan Gardens, BH10, this beautifully presented three-bedroom detached house offers a perfect blend of style, comfort, and convenience. Within close proximity to superb schools and excellent dog walking. With its spacious kitchen diner, inviting lounge, and delightful outdoor spaces, this property is an ideal family home in a great location.

Ground Floor:

After stepping into the bright, inviting entrance hallway you will find the kitchen/diner to the front aspect of the property.

Fitted with ample floor and wall units, a gas hob and plenty of surface space for cooking needs. Fitted with an integrated high-level oven, laminate flooring and kitchen looking out over the front garden this is a lovely kitchen and perfect for family meal times.

To the rear aspect is a vast sitting room at nearly 16sq meters. The room is flooded with natural light from a large double-glazed window and sliding patio door leading to the South-West facing garden. A superb space which would make the perfect family living room.

At the end of the entrance hall is a fully fitted ground floor shower room offering a shower enclosure, WC, heated towel rail and basin.

First Floor:

The property has a bright and spacious landing giving access to 3 well-proportioned bedrooms, an airing cupboard, the bathroom and access to the loft.

The master bedroom benefits from a large rear facing window. This tasteful master offers 11 sq meters of space.

Bedroom 2 is to the front facing aspect, another good-sized double room.

The third bedroom is a great sized single room or potential home office. With a rear facing window making this a lovely, bright bedroom.

The family bathroom comprises a WC, pedestal sink, bath with mixer tap and a heated towel rail. This is a fully tiled bathroom.

Exterior:

To the front the property featured a long driveway with space for numerous vehicles an outside tap and a large front lawn.

The rear garden has been neatly laid out with a patio, a bordered lawn and access to the garage.

Council Tax Band D



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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**Offers In Excess Of
£375,000**

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.