



**MK**  
ESTATES

9 Harrison Avenue, Bournemouth

Prices From £425,000

# 9 Harrison Avenue

Bournemouth, Bournemouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

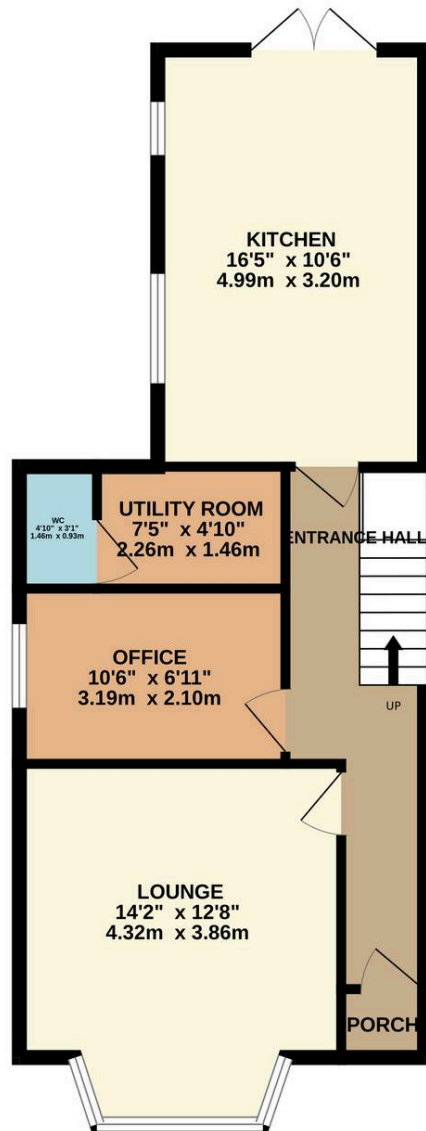
EPC Environmental Impact Rating: D

- Beautifully Presented Semi Detached House
- Three Spacious Double Bedrooms
- Lounge & Separate Office Room
- Family Bathroom & Downstairs WC
- Kitchen/Breakfast Room With Double Doors Leading To Garden
- Front Driveway Providing Allocated Off Road Parking
- Private Easterly Facing Garden With Lawn/Patio & Garden Shed
- No Forward Chain
- Ideal Family Home Within Walking Distance To Primary/Secondary Schools
- Easy Reach Of Bournemouth Town Centre, Transport Links, JP Morgan, Beaches & All Amenities





GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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