

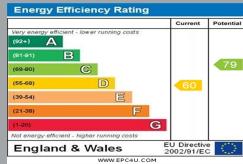


13 HIGH TREES AVENUE
BOURNEMOUTH
Dorset, BH8 9JX

£2,150 PCM

MODERNISED THREE/FOUR BEDROOM FAMILY HOME IN QUEENS PARK WITH GARAGE

- Three/Four Bedroom Detached House
- Offered Unfurnished
- Garage & Driveway Parking
- Modern Kitchen & Bathroom
- EPC Rating: Band D



Reference: 1194954

Deposit Amount: £2480.76

Council Tax: Band E

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This beautifully modernised three-bedroom detached house in the sought after location of Queens Park offers generous living space, period charm, and a host of modern conveniences, making it an ideal family home.

Upon entering, a welcoming hallway leads through to a spacious living room with a character bay window and feature fireplace. An adjoining second reception room, could be used as a dining room or a fourth bedroom.

The modern kitchen is fitted with a stylish range of wall and floor units, complemented by newly installed integrated appliances including a built-in oven, hob, fridge freezer and dishwasher. A semi-open plan utility area provides space for a washing machine and tumble dryer, while a convenient cloakroom with WC and wash hand basin is located off the hallway.

To the rear, a generously proportioned conservatory overlooks the private garden.

Upstairs, the property boasts three double bedrooms. The principal bedroom features fitted wardrobes and a bay window, adding both practicality and character. The family bathroom has been updated with a modern suite including a fitted bathtub, wash hand basin, WC, and a separate shower cubicle.

Externally, the property benefits from a driveway leading to a detached garage, along with well-maintained front and rear gardens. The rear garden includes a patio area, ideal for family gatherings and summer barbecues.

Additional features include double glazing, gas-fired central heating. The rental includes garden maintenance. This will be 2 visits per month during the growing season (April to November).



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU