



**Mavis Road, Bournemouth BH9 3DP**



**welcome to**

**Mavis Road, Bournemouth**

Fox & Sons are pleased to introduce this spacious, well-kept four-bedroom detached home, perfectly positioned in the desirable Moordown area. The property combines comfort, generous living space, and everyday convenience, making it an excellent choice for families.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

18' 3" x 10' ( 5.56m x 3.05m )

**Lounge**

14' 2" x 14' 1" ( 4.32m x 4.29m )

**Dining Room**

13' 8" x 12' 8" ( 4.17m x 3.86m )

**Bedroom 1**

13' 9" x 12' 3" ( 4.19m x 3.73m )

**Bedroom 2**

12' 9" x 12' 2" ( 3.89m x 3.71m )

**Bedroom 3**

10' 2" x 10' 1" ( 3.10m x 3.07m )

**Bedroom 4**

8' x 8' 7" ( 2.44m x 2.62m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Mavis Road, Bournemouth

- WELL PRESENTED THROUGHOUT
- 4 BEDROOM DETACHED FAMILY HOME
- SIZABLE SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110475](https://fox-and-sons.co.uk/Property/WTN110475)



Property Ref:  
WTN110475 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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