





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

Three Bedroom Detached Freehold Home | Garage | Parking
| No Forward Chain

House & Son are delighted to offer for sale this spacious three-bedroom freehold detached family home, occupying a pleasant position within a popular residential cul-de-sac in the sought-after BH10 area of Bournemouth. Offered with no forward chain and vacant possession, this attractive property presents an excellent opportunity for a buyer looking to modernise and create a home tailored to their own style and requirements.

Upon entering, the welcoming entrance hall leads through to a spacious lounge/diner, providing an excellent setting for both relaxing and entertaining. The fitted kitchen/breakfast room offers a practical and sociable space for everyday living, while the adjoining conservatory creates a further reception area overlooking the rear garden, providing valuable additional living accommodation.

The ground floor is further complemented by a useful shower room, whilst the first floor offers three well-proportioned bedrooms, including two generous double bedrooms, together with a family bathroom.

Externally, the property benefits from a rear garden offering an enjoyable outdoor space with scope for further landscaping and improvement. To the side is an adjoining garage, complete with light and power, an up-and-over door to the front, side access and a side window, providing excellent storage, workshop potential or secure parking.



To the front of the property is off-road parking, with further scope to enhance the existing frontage, create additional parking provision or redesign the garden area to suit individual requirements.

Situated in the popular BH10 district of Bournemouth, the property is conveniently positioned for a wide range of local amenities, including shops, supermarkets, cafés and regular transport links. Families will appreciate the excellent choice of nearby schools, including Kingsleigh Primary School, Hill View Primary Academy, The Bourne Academy, Glenmoor Academy and Winton Academy. The nearby open spaces of Redhill Park and Slades Farm provide excellent opportunities for walking, recreation and outdoor activities.

Bournemouth Town Centre, the award-winning beaches and the wider Dorset coastline are also easily accessible, making this a well-connected and appealing location.

Offering detached freehold living, generous accommodation, off-road parking and excellent scope for improvement, this property represents an exciting opportunity for buyers seeking a home they can personalise. With vacant possession available and no forward chain, early viewing is highly recommended.

Contact House & Son today to arrange your viewing and discover the potential this detached BH10 home has to offer.

ENTRANCE HALL

10' 2" x 6' 0" (3.1m x 1.83m)

SHOWER ROOM

6' 0" x 5' 1" (1.83m x 1.55m)



LOUNGE/DINER

17' 2" x 11' 11 max" (5.23m x 3.63m)

KITCHEN/BREAKFAST ROOM

17' 1" x 8' 10" (5.21m x 2.69m)

CONSERVATORY

15' 2" x 9' 7" (4.62m x 2.92m)

BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m)







BEDROOM TWO

10' 2" x 7' 0" (3.1m x 2.13m)

BEDROOM THREE

9' 11" x 9' 2" (3.02m x 2.79m)

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 110.5 sq. metres (1188.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

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Energy performance certificate (EPC)

9 Pavan Gardens BOURNEMOUTH BH10 5JH	Energy rating	Valid until:	6 July 2036
	C	Certificate number:	0300-2573-5630-2206-5415

Property type Detached house