

TO LET

24a Fitzharris Avenue,  
Bournemouth, Dorset BH9 1BZ



PHILIPPA SOLE



£3,000 pcm

—

Fully refurbished family home

Off Road parking

Ensuite to master

Family bathroom

sympathetically refurbished family home

Level rear garden

Views over the bowling green

Approaching 1800 sq ft

Council Tax band: £1820.65

## About this property

Coming soon. A beautifully refurbished 5 bedroom family home, retaining many original features. The spacious accommodation extends over three floors to include a choice of reception rooms modern bathrooms, and a bespoke kitchen. This fantastic refurbishment has recently been completed. Call to arrange a viewing.

## Location

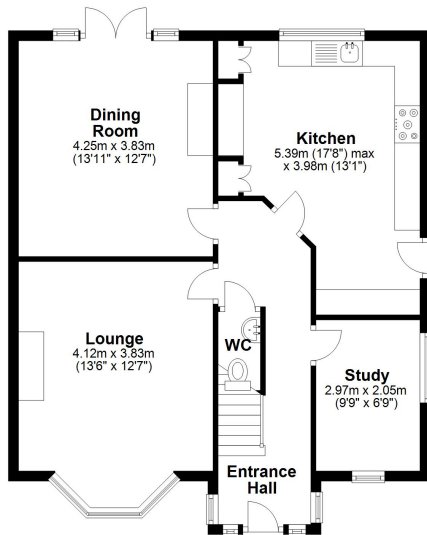
Located in a quiet tree-lined road opposite and enjoying views of the revered Richmond Bowling Green and Park. A number of shops are within easy reach in Winton, whilst Charminster offers an array of international cuisine. The beaches of Poole and Bournemouth are a short drive away. The property falls within the catchment of St Luke's Primary School.





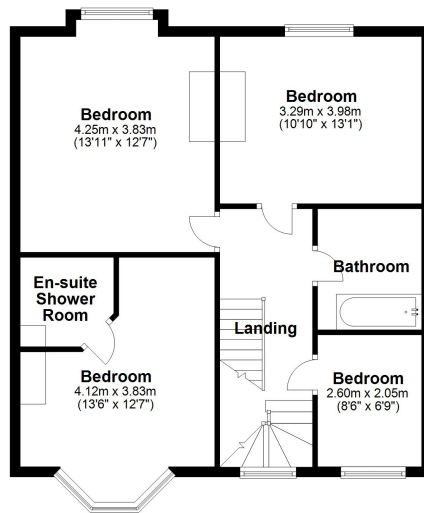
**Ground Floor**

Approx. 69.2 sq. metres (745.3 sq. feet)



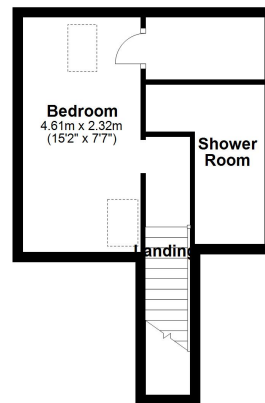
**First Floor**

Approx. 67.6 sq. metres (729.7 sq. feet)



**Second Floor**

Approx. 24.2 sq. metres (260.5 sq. feet)



Total area: approx. 161.2 sq. metres (1735.4 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 558006)

Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999