

TO LET

22 Fitzharris Avenue,
Bournemouth, Dorset BH9 1BZ



PHILIPPA SOLE



£1,900 pcm

4 Double bedrooms

Kitchen / breakfast room

Ensuite to master

South facing garden

Off road parking for 3 vehicles

Family bathroom

Council Tax band E - £2503.40

[Click here for virtual tour](#)

About this property

This attractive four double bedroom family home, has been modernised throughout. Featuring a large kitchen breakfast room a choice of reception rooms and two bath/shower rooms. Located in the most enviable position overlooking Richmond Park and Bowling Green.

This light a spacious family home offers versatile accommodation. An inviting entrance hall greets you as you enter the property. The large living room has patio doors giving direct access onto the garden. The modern kitchen overlooks the rear garden and includes a range of integrated appliances complemented by a large wooden effect worktop and integrated dining table, an additional preparation area with access to the side of the house. Wooden flooring features throughout the majority of the ground floor with the exception of the dining room which enjoys views of the green.

On the first floor are three bright bedrooms. The principal bedroom chosen for its lovely views over park and bowling green features fitted wardrobes and a modern ensuite shower room. The larger of the four bedroom overlooks the rear garden again, enjoying a range of fitted wardrobes. The third bedroom also overlooks the rear garden and is adjacent to the modern family bathroom. Bedroom four is currently arranged study. The sunny patio boast all day sun, with a level lawn ideal for younger children. There are two additional sheds for storage. The property features double glazing throughout and off road parking for several cars.

Location

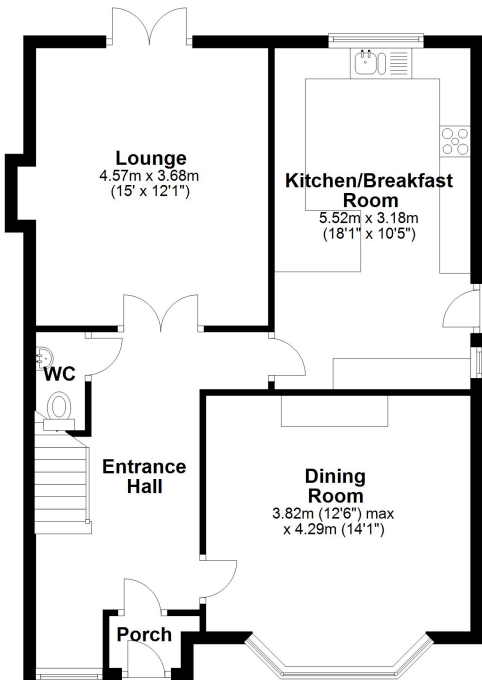
Located in a quiet tree-lined road opposite and enjoying views of the revered Richmond Bowling Green and Park. A number of shops are within easy reach in Winton, whilst Charminster offers an array of international cuisine. The beaches of Poole and Bournemouth are a short drive away. The property falls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





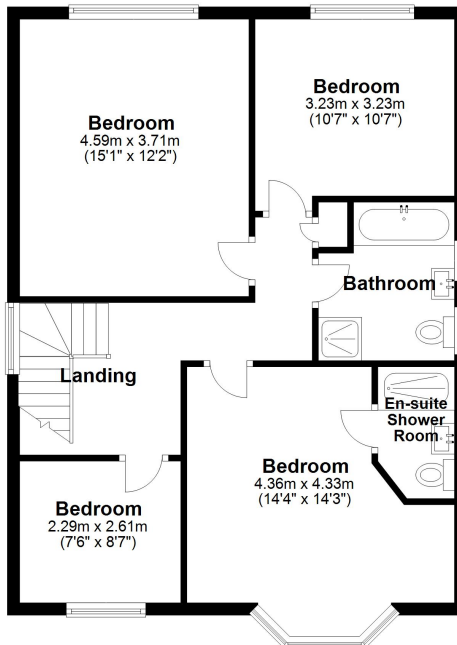
Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.5 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)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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