



15 Ross Gardens, Bournemouth, Dorset BH11 9UG

Guide Price £300,000 Freehold

**\*\* GUIDE PRICE £300,000 - £310,000 \*\* NO FORWARD CHAIN \*\*** A beautifully presented three bedroom end of terrace house situated in this quiet cul-de-sac in the heart of Bearwood, within close proximity local shops, Canford Heath Nature Reserve and bus routes to Bournemouth and Poole Town centres. This great home offers good size throughout and internal viewing is imperative to appreciate the accommodation on offer which comprises; lounge and dining areas, kitchen, conservatory, two double bedrooms, single bedroom and bespoke bathroom. Externally the property boasts a South Easterly facing garden with lawned area and sun patio with rear access to allocated off road parking. Further features of this must see home include: feature fireplace to lounge, fitted wardrobe to bedroom, gas central heating and UPVC double glazing. Nearby Schools - Bearwood Primary School and Oak Academy.

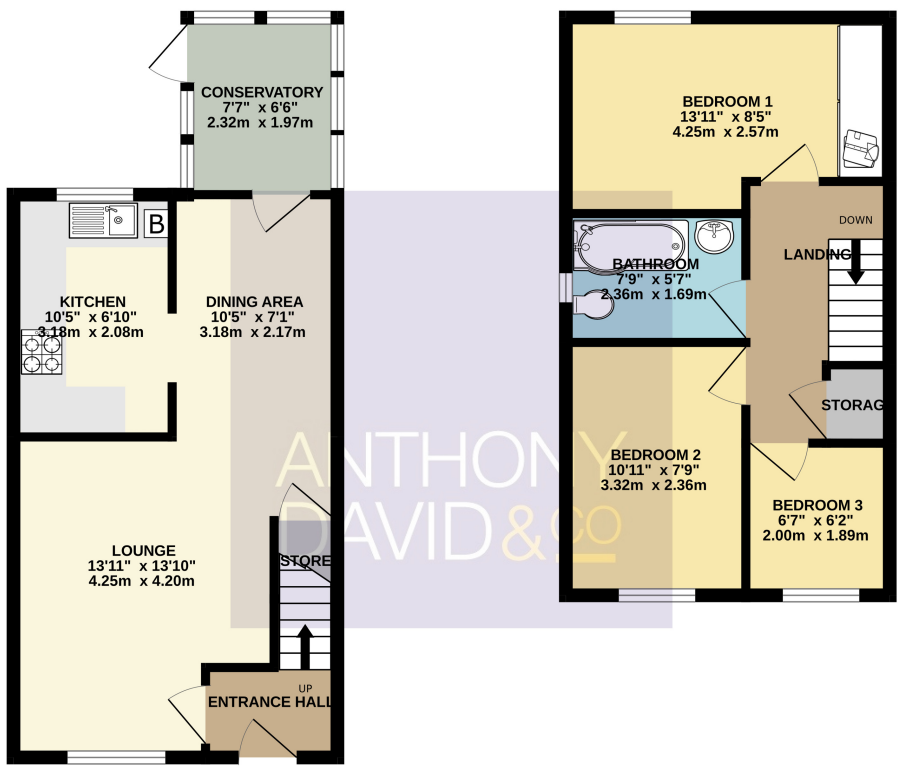
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance Hall Doors to

Lounge 4.25m x 4.20m (13' 11" x 13' 9")

Dining Area 3.18m x 2.17m (10' 5" x 7' 1")

Kitchen 3.18m x 2.08m (10' 5" x 6' 10")

Conservatory 2.32m x 1.97m (7' 7" x 6' 6")

Landing Doors to

Bedroom One 4.25m x 2.57m (13' 11" x 8' 5")

Bedroom Two 3.32m x 2.36m (10' 11" x 7' 9")

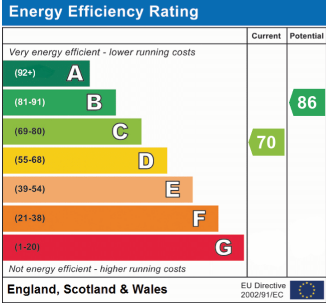
Bedroom Three 2.00m x 1.89m (6' 7" x 6' 2")

Bathroom 2.36m x 1.69m (7' 9" x 5' 7")

Garden South Easterly aspect

Parking Allocated to the rear

Council Tax Band B



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.