

PS

22 Fitzharris Avenue, Bournemouth - BH9 1BZ

£2,500 pcm





22 Fitzharris Avenue

Bournemouth

This attractive four 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.

- 4 Bedrooms, 2 bathrooms
- Kitchen / Breakfast room
- Ensuite to master
- South facing garden
- Off road parking for 3 vehicles
- Family bathroom
- Unfurnished
- Available Aug 2026
- Pets Considered



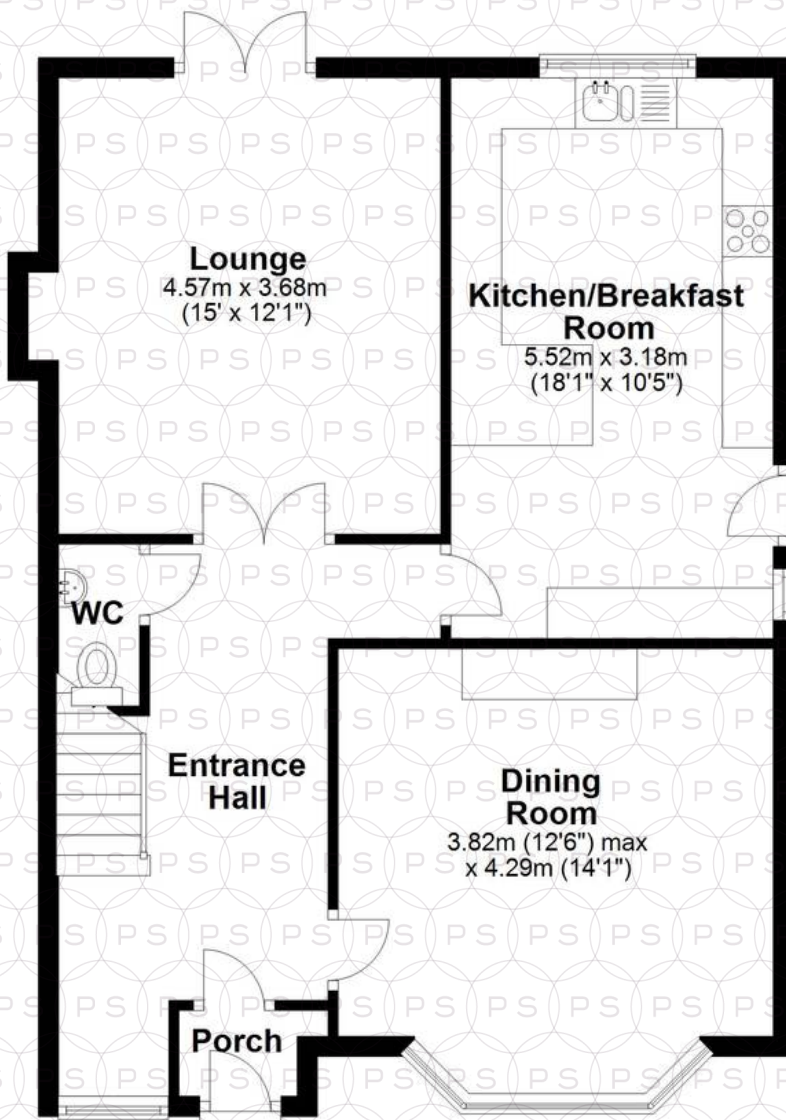
This light a spacious family home offers versatile accommodation. An inviting entrance hall greets you as you enter the property. The large living room has patio doors giving direct access onto the garden. The modern kitchen overlooks the rear garden and includes a range of integrated appliances complemented 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.

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.



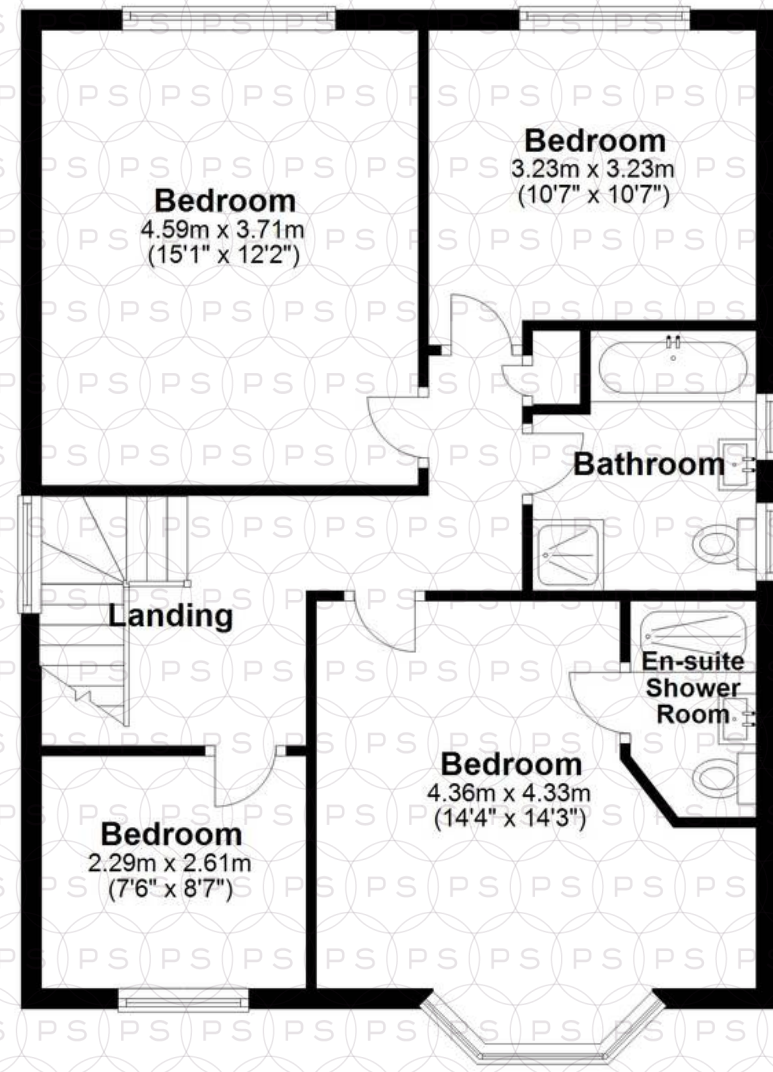
Ground Floor

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.



Philippa Sole Ltd

Philippa Sole, 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • lettings@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are provided without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor any individual employed by or acting on its behalf is authorised to make any representation or warranty regarding this property. Room measurements are approximate, and no detailed surveys, service inspections, or fittings tests have been conducted.