



GROUND FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

Haverstock Road, Bournemouth, Dorset BH9 3HQ



£399,950

BELVOIR!

We are pleased to offer this spacious three bedroom detached character property with a log burner and open fire, a modern kitchen and good sized private rear garden and garage situated in a desired location just off West Way close to the Grammar School and St Walburga's School.

The property has many of its original features such as wood strip flooring and doors, an open fire in the lounge and a cast iron wood burner in the dining room. The accommodation comprises a spacious hallway with a modern fitted kitchen, a sizable dining room with French doors leading out to the rear garden and bi-fold doors leading through to the lounge.

Upstairs there are three good sized bedrooms and a bathroom. The front of the property has been block paved allowing off road parking for 2/3 cars with an attached garage which leads straight through to a good sized rear garden.

The Property is located in the sought after BH9, Moordown area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way. Also a short drive from castlepoint shopping centre and nearby redhill common/park.

