



HEARNES
WHERE SERVICE COUNTS

A well-presented four bedroom detached character home located in a premier residential and school catchment location on the outskirts of Bournemouth Town Centre. The property has been modernised by the current owners and features a refitted kitchen, two spacious reception rooms, conservatory and a luxury shower room. The property further benefits from a large private rear garden and off-road parking.

On entering an impressive welcoming hallway, with feature staircase leading to the first-floor landing, provides access to all ground floor accommodation. A living room with feature fireplace and bay window overlooks the front aspect whilst there is a further reception room leading through a conservatory and onto the rear garden. A recently refitted kitchen overlooks the rear garden and gives access to the side of the property. The kitchen features a comprehensive range of floor and wall mounted units finished with a contrasting work surface. The ground floor accommodation is complete with a WC and useful storage found under the staircase.

Situated on the first floor are the property's four bedrooms, the master bedroom benefitting from integrated wardrobes. The accommodation is complete with a luxury family shower room comprising a WC, wash hand basin and large walk-in shower.

Externally the property features a spacious rear garden being mainly laid to lawn with a range of attractive flower and shrub borders along with a large and recently added garden shed. To the front a paved driveway offers ample off-road parking.

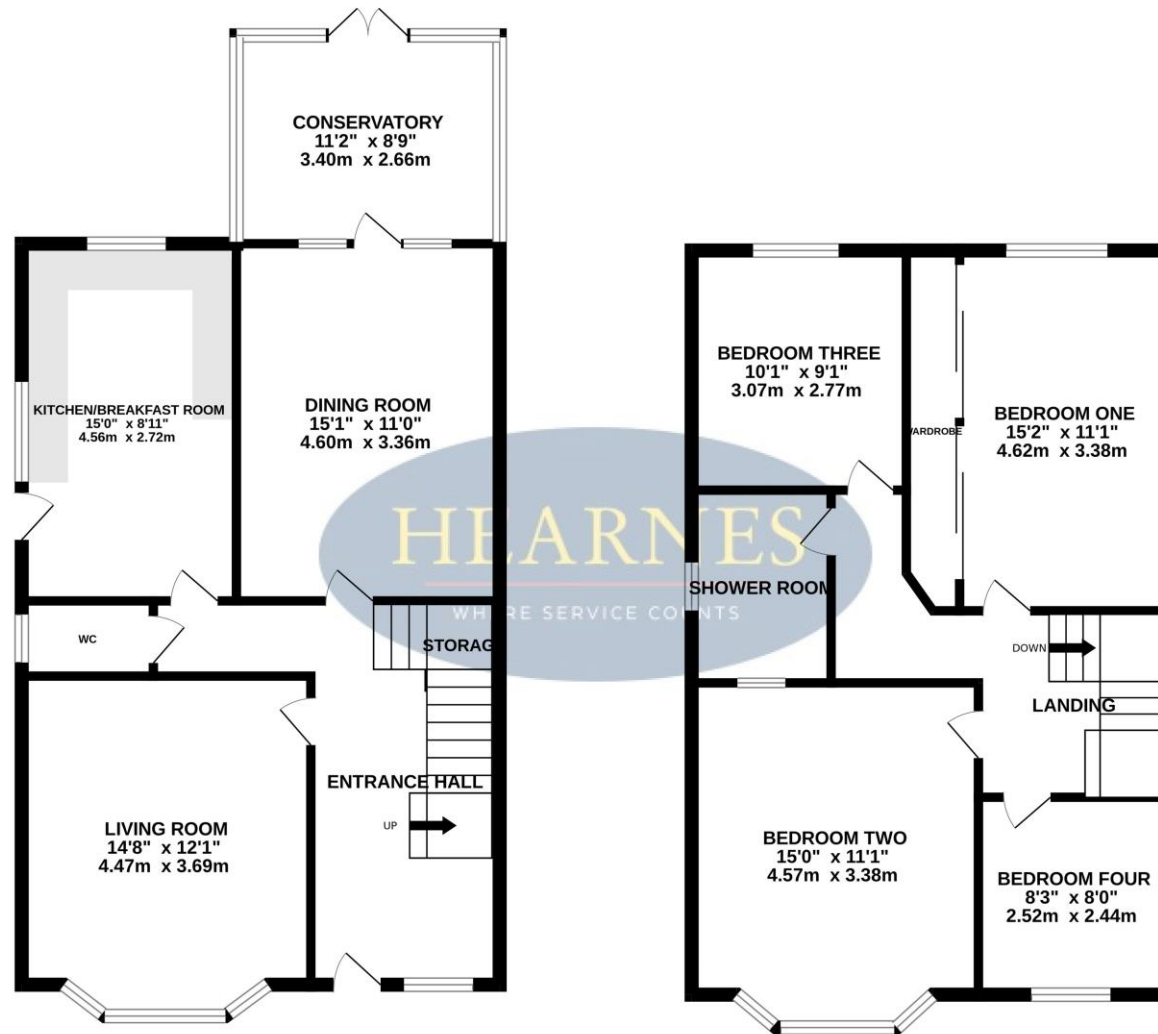
EPC RATING: D COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR

1ST FLOOR



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

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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