



HEARNES
WHERE SERVICE COUNTS

Queenswood Avenue, Queens Park, Bournemouth, Dorset, BH2 9JU

FREEHOLD – GUIDE PRICE - £550,000

A beautifully presented modern two double bedroom bungalow located in the highly sought after Queens Park location only a moments walk to the popular Queens Park Golf Course, whilst also being within easy reach of J P Morgan, Bournemouth Hospital, Bournemouth Town Centre and main transport links. The property was built in 2015 and has been maintained to a superb standard by the current own whilst benefitting from a luxury fitted shower room, high specification kitchen, spacious conservatory along with driveway parking and detached garage.

On entering the property a welcoming entrance hall leads into a dual aspect living room with sliding patio doors providing access to the rear garden. A separate high specification kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching work surface and a range of integrated appliances whilst leading into a spacious conservatory which would make an ideal dining area which overlooks and provides access to the private rear garden.

Both of the property's bedrooms are double in size and benefit from fitted wardrobes whilst the master bedroom also has direct access onto the rear garden. The accommodation is complete with a luxury shower room comprising a WC, wash hand basin and large walk-in shower enclosure.

Externally the property benefits from a low maintenance, private, sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front an attractive block paved driveway provides ample off road parking and leads to a double garage.

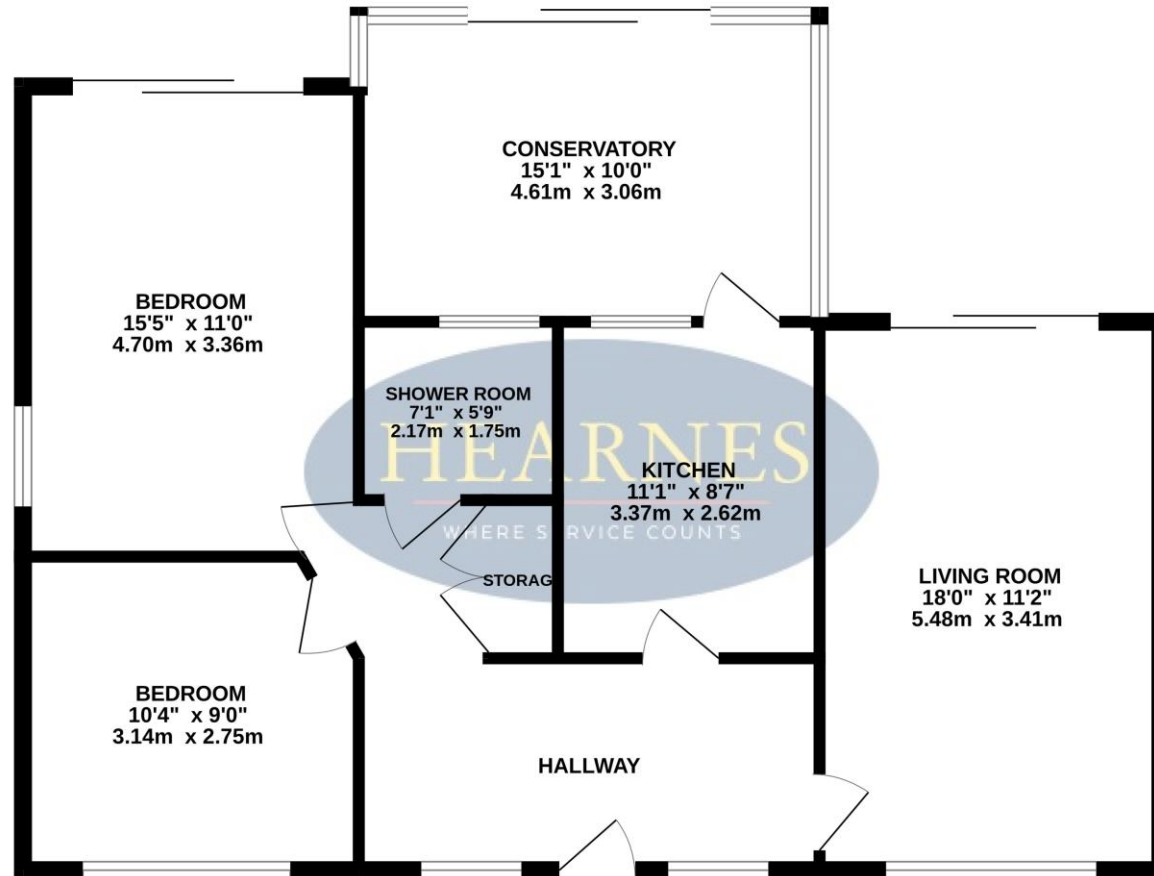
EPC:C

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

