



HEARNES

WHERE SERVICE COUNTS

A refurbished contemporary two double-bedroom home situated in a cul-de-sac within a popular residential location, offering easy access to Bournemouth Town Centre and highly regarded local schools. The property benefits from a high-specification kitchen/breakfast room, a ground-floor utility with WC, a luxury refitted bathroom, and allocated parking.

Upon entering, an attractive hallway leads to a spacious dual-aspect living room. The kitchen/breakfast room, overlooking and providing access to the rear garden, is fitted with a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface and a range of integrated appliances with space for American/fridge freezer. A useful utility cupboard is also included, while a bespoke utility/WC completes the ground floor accommodation.

The first-floor landing leads to two generously sized double bedrooms. Completing the accommodation is a luxurious bathroom featuring gold finishes and a suite comprising a WC, wash hand basin, and bath with shower over.

Externally, the property boasts a beautifully landscaped, sunny aspect rear garden, predominantly laid to lawn, with a patio seating area adjoining the property and another positioned at the rear of the garden. Additionally, the home benefits from one allocated parking space.

EPC Rating - C

Council Tax Band - C

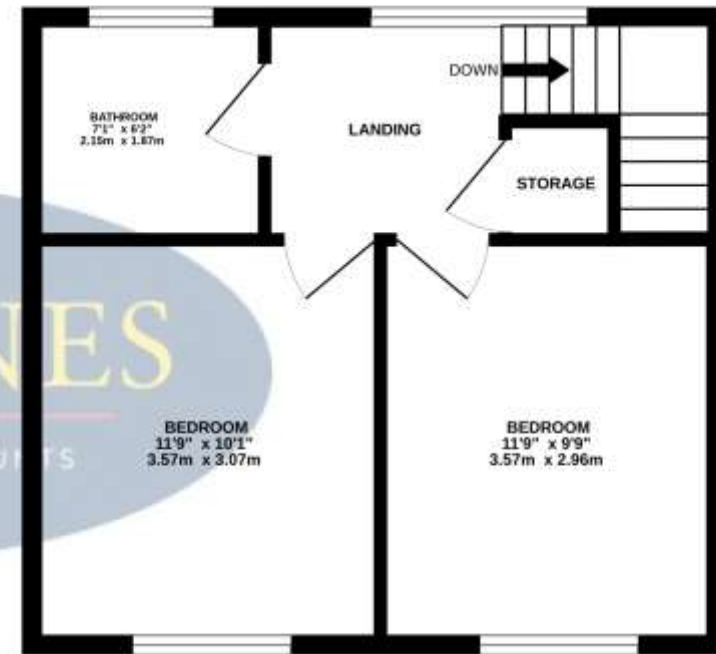
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GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 775sq.ft. (72.0 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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