



**Baker Road, Bear Cross
Bournemouth, Dorset, BH11 9JD**

FREEHOLD

GUIDE PRICE £280,000

“A character family home with a 60ft secluded garden and no chain”

This generous sized and character two double bedroom semi-detached family home has a 60ft secluded garden and front driveway providing generous off road parking.

This conveniently located and attractive semi-detached family home has a tremendous amount of scope and potential to be enlarged and enhances (subject to the necessary planning consents). The property also now comes to the market offered with no onward chain.

- **A two double bedroom semi-detached family home with a 60ft secluded garden and no chain**
- **Entrance hall**
- Generous sized, 18ft dual aspect **lounge/dining room**. Exposed stone fireplace with living flame coal effect gas fire and a bar area
- **Kitchen** incorporating worktops, base units, space for fridge/freezer, sink unit, recess for cooker, recess and plumbing for washing machine and dishwasher, wall mounted gas fired boiler that is not connected and a double glazed window overlooking the rear garden
- **Inner hallway** with double glazed doors leading out onto the front and rear gardens and two useful utility cupboards
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a generous size double bedroom
- **Spacious family bathroom** incorporating a corner bath with mixer taps and shower attachment, pedestal wash hand basin, WC, fully tiled walls
- **The rear garden** is a superb feature of the property as it measures approximately 60ft in length and 30ft in width. The garden itself is predominantly laid to lawn and is stocked with many attractive, mature plants and shrubs. A path leads down to the far end of the garden where there is a large timber shed/workshop which has light and power and would make a good home office. Also at the end of the garden there is a paved seating area. The garden itself is fully enclosed and offers an excellent degree of seclusion
- A front driveway provides generous **off road parking**
- **Further benefits include;** double glazing and electric heating
Note: The gas central heating has been disconnected. The property now also comes to the market with no onward chain

The market town of Wimborne is located approximately 4 miles away. Ferndown's town centre is located approximately 3 miles away, whilst Bournemouth town centre with its miles of sandy bathing beaches and excellent range of shopping, leisure and recreational facilities is located approximately 5.5 miles away.

COUNCIL TAX BAND: B

EPC RATING: G

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.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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