





An impressive four bedroom detached character house located in a highly sought after residential and school catchment location whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly updated and maintained by the current owners and benefits from many original features, including high ceilings, along with benefitting from an open plan kitchen/dining room, modern fitted bathroom and impressive, private rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a living room, with feature bay window and overlooking the front aspect. To the rear of the property there is a superbly appointed open plan kitchen/dining room which overlooks and provides access to the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, large island unit, integrated double oven and hob along with space for further kitchen appliances.

Situated on the first floor are the property's four bedrooms, three of which are generously sized rooms with the master bedroom benefitting from fitted wardrobes. Completing the accommodation is a modern fitted family bathroom comprising a WC, was hand basin and bath with shower over.

Externally the property benefits from a private rear garden being mainly laid to lawn with a range of established flower and shrub borders and generously sized patio seating area adjoining the rear of the property. There is also the benefit of a secure, brick build out building ideal for additional storage.

**EPC RATING: E**

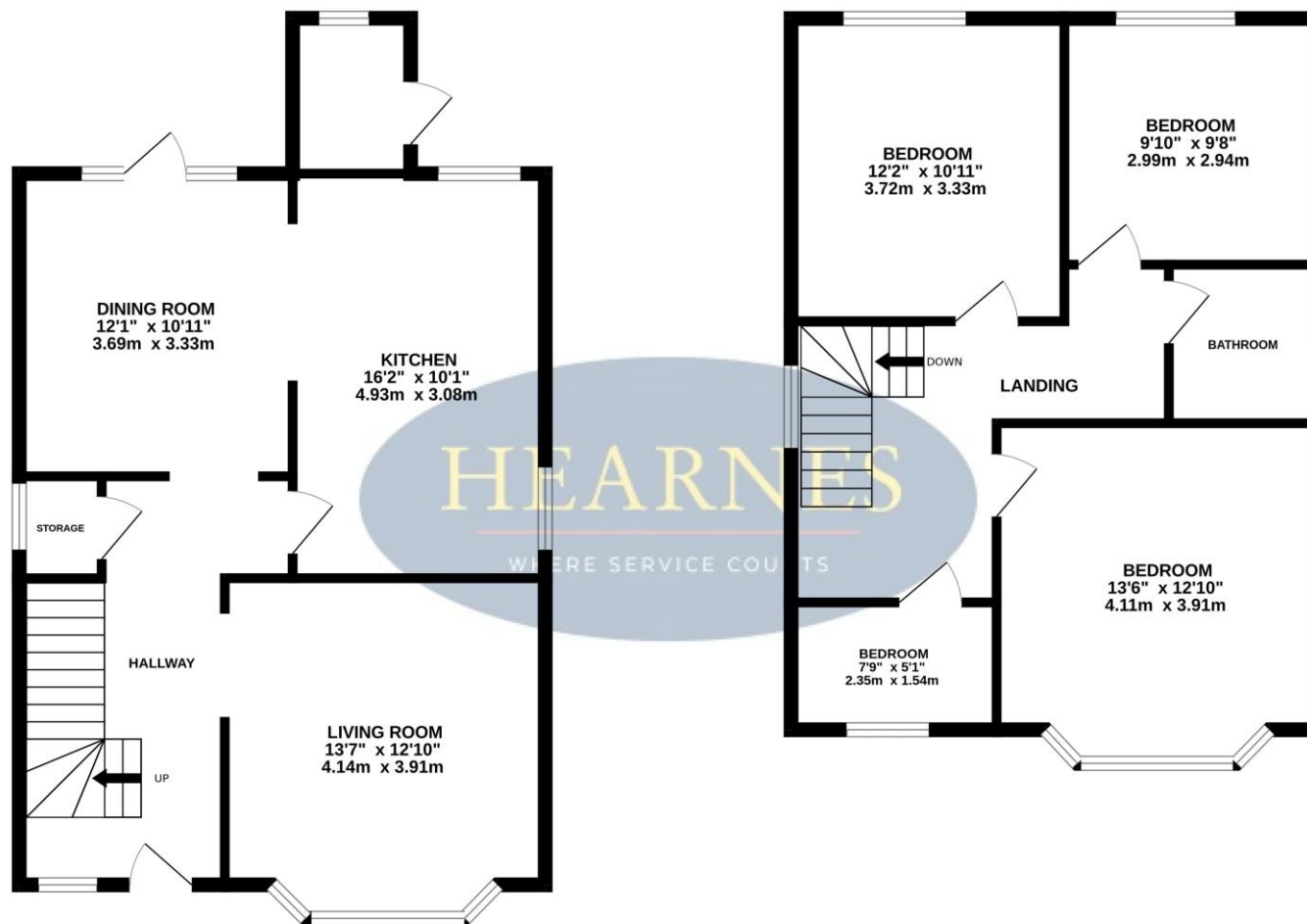
**COUNCIL TAX BAND:D**

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  
614 sq.ft. (57.0 sq.m.) approx.

FIRST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



