



HEARNES

WHERE SERVICE COUNTS

A well-presented two double bedroom end of terrace home, quietly positioned within a cul-de-sac in a popular residential location, offering easy access to Bournemouth Town Centre and highly regarded local schools. The property benefits from a separate kitchen, an open-plan living/dining room, a modern shower room, and a garage.

On entering the property, a welcoming hallway leads through to the kitchen, which overlooks the front aspect and is fitted with a range of floor and wall-mounted units, complemented by contrasting work surfaces and space for a variety of appliances. To the rear, a particular feature of the home is the spacious open-plan living/dining room, which enjoys direct access onto the rear garden via sliding doors, creating an excellent space for both relaxing and entertaining.

The first floor comprises two generously sized double bedrooms both with fitted storage. Completing the accommodation is a stylish, modern shower room featuring a contemporary suite with WC, wash hand basin, walk-in shower enclosure, and attractive gold fittings.

Externally, the property boasts a beautifully landscaped, sunny aspect rear garden, predominantly laid to lawn with a patio seating area adjoining the property. A spacious side access offers excellent storage potential, while a gate at the rear provides access to parking and a garage. To the front, there is a generous garden area, mainly laid to lawn.

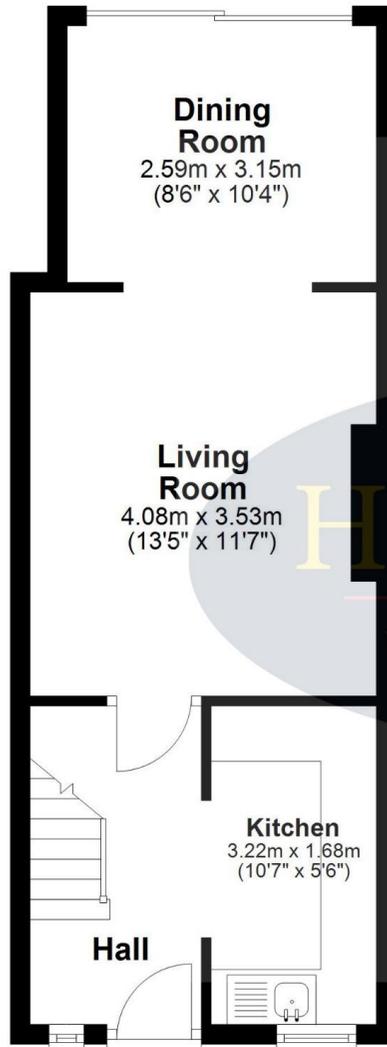
EPC Rating - TBC Council Tax Band - C

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.



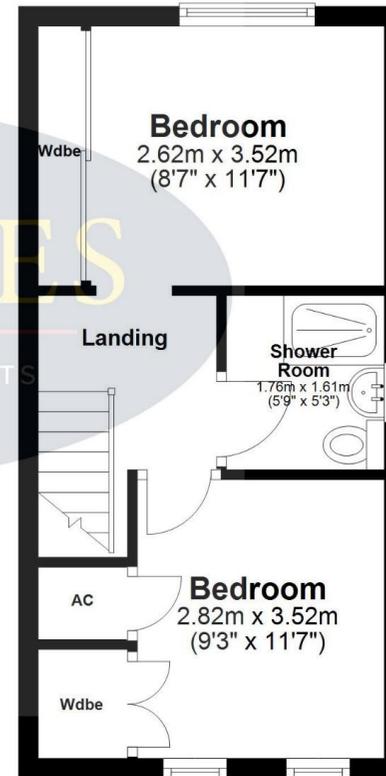
Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

