



HEARNES
WHERE SERVICE COUNTS

An impressive four/five bedroom detached character house located in a popular residential location within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. The property offers spacious and flexible living accommodation whilst retaining many original features whilst also benefitting from a modern fitted kitchen, utility room and two bath/shower rooms. The property further benefits from a spacious southerly facing rear garden and ample off road parking. The property is offered for sale with no forward chain.

On entering the property a spacious entrance hall, with feature tiled flooring, leads into a spacious living room which overlooks and provides access to the rear garden whilst also featuring an original fire place. A separate, modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface, integrated double oven and space for further appliances. The kitchen overlooks and provides access to the rear garden whilst also benefitting from a separate utility room. The ground floor accommodation is complete with a further reception room or ground floor double bedroom which benefits from a modern fitted en suite shower room.

Situated on the first floor are the property's four double bedrooms which are all served by a modern family bathroom comprising a WC, wash hand basin, bath and a separate enclosed shower.

Externally the property features an impressive southerly facing private rear garden being mainly laid to lawn with a selection of established borders along with benefitting from two storage sheds. To the front a carriage style driveway provides ample off road parking.

COUNCIL TAX BAND: E

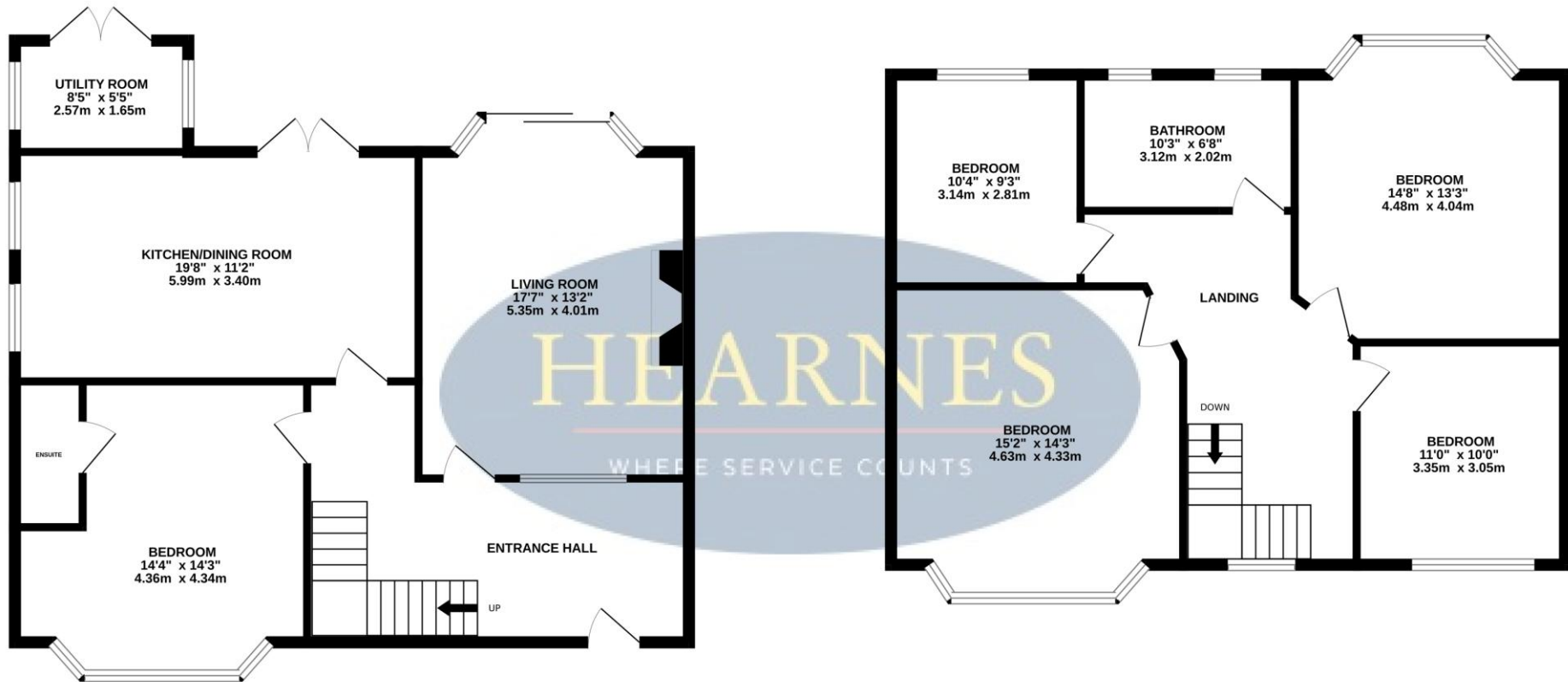
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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
835 sq.ft. (77.6 sq.m.) approx.

FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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

