



HEARNES

WHERE SERVICE COUNTS

A superbly presented two-bedroom, two reception room character house located in a sought after residential and school catchment location within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. The property has been superbly maintained and updated by the current owners and benefits from a private, sunny aspect rear garden, modern family bathroom and feature garden lodge.

On entering the property, a welcoming entrance hall, with stairs leading to the first-floor landing, provides access to all ground floor accommodation. A living room with attractive bay window overlooks the front aspect. A spacious open plan kitchen/dining room offers a range of floor and wall mounted units finished with a matching work surface. The kitchen leads into a conservatory which overlooks and provides access to the delightful rear garden.

Situated on the first floor are the property's two bedrooms, both of which are generously sized double rooms with the impressive master bedroom featuring a large bay window and ample space for wardrobes. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

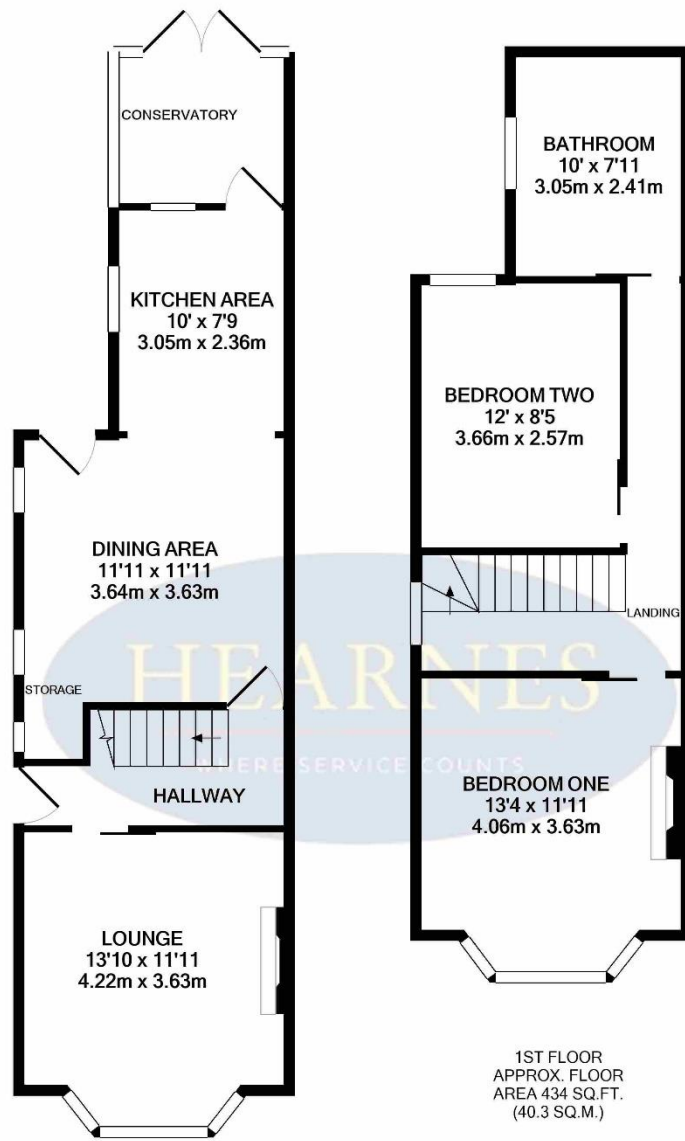
Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a patio seating area along with an attractive garden lodge benefitting from power and light.

EPC RATING: C

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. FLOOR
AREA 486 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

