



HEARNES

WHERE SERVICE COUNTS

A spacious three-bedroom detached character home located in a popular residential and school catchment area within easy reach of Bournemouth Town Centre and transport links. The property features a separate kitchen, living room with bay window, conservatory, off-road parking, garage, and spacious rear garden. The property presents an excellent refurbishment opportunity and is available with no onward chain.

On entering the property through a porch, the entrance hall, with stairs leading to the first-floor landing, opens into a living room with a feature bay window overlooking the front aspect. To the rear of the property, a fitted kitchen provides access to the side of the property. A second reception room leads into a conservatory with access to the rear garden.

A downstairs WC completes the ground floor accommodation. Situated on the first floor are the property's three bedrooms, two of which are generous in size, with the third bedroom being a large single. The accommodation is complete with a family bathroom comprising a WC, wash hand basin, and bath with shower over.

Externally, the property features a spacious rear garden currently laid to lawn. There is also a large garden shed, storage room, and garage. To the front, a driveway provides off-road parking.

COUNCIL TAX BAND: D

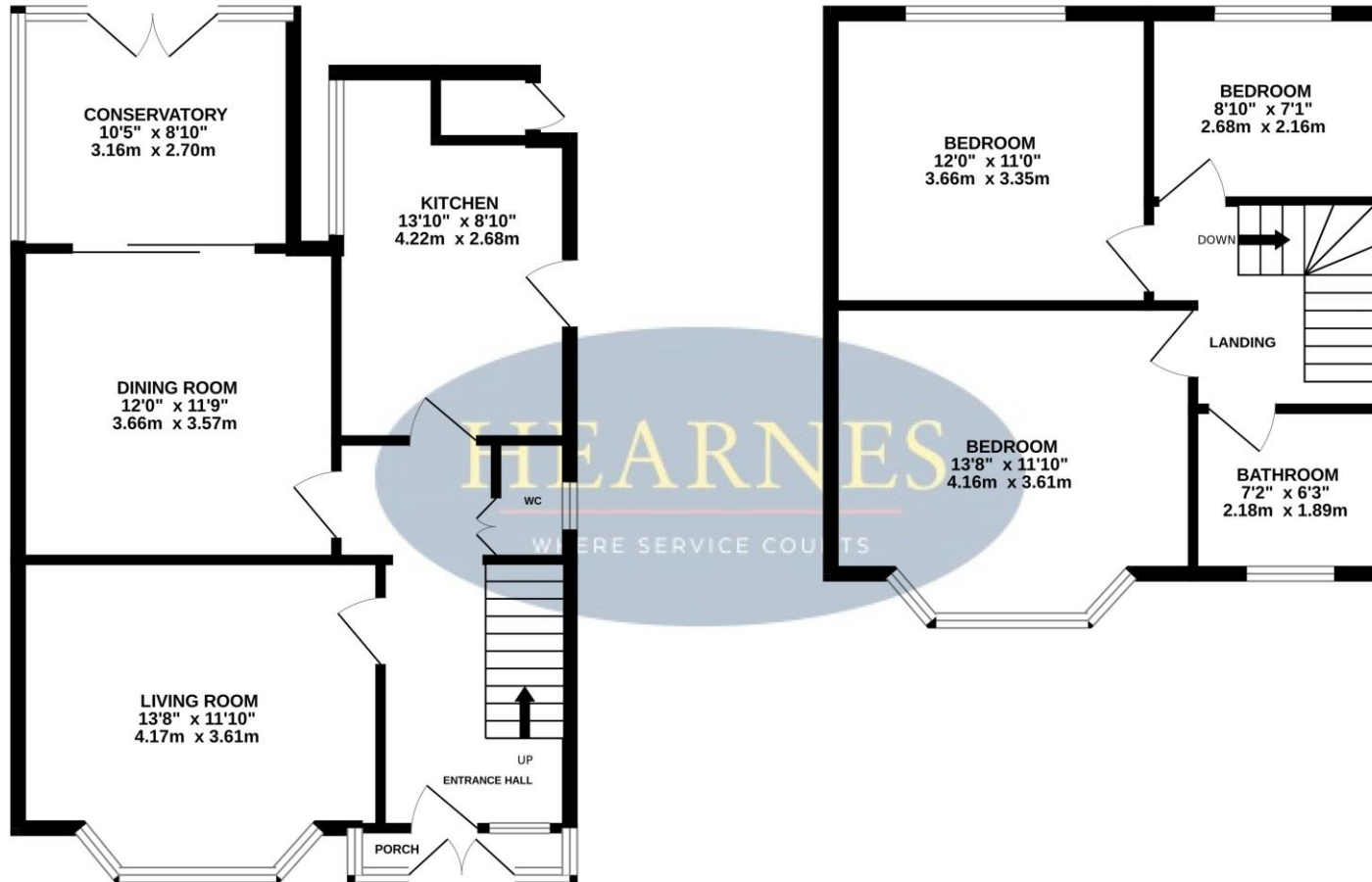
EPC RATING: D

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
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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