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HEARNES
WHERE SERVICE COUNTS

An extremely well presented three-bedroom end of terrace family home located in this brilliant location within walking distance of local Schools and easy reach of the popular Queens Park Golf Course, JP Morgan and Bournemouth Hospital. The property is only a short distance from Bournemouth Town Centre and Castlepoint shopping centre and also provides easy access to transport links. The property being built in 2009 has been well maintained throughout by the current owner and offers a great size open plan lounge / dining room, kitchen with integrated appliances, two modern bath/shower rooms, off road parking with garage, as well as three double bedrooms.

When entering the property, you are welcomed by an open hallway which features a door to the ground floor w/c, and staircase leading to the first floor. To the front of the property is the kitchen which has a range or floor and wall mounted units and integrated appliances. To the rear of the property is lounge / dining room which has double doors leading out to the rear garden. There is plenty of room for dining furniture and lounge furniture to create a lovely cosy room.

Situated on the first floor are two double bedrooms and family bathroom. Bedroom 3 is to the front of the property and has two large windows allowing light to stream through and bedroom two is at the rear of the property, overlooking the garden, again has two large windows and has the benefit of built in wardrobes. The family bathroom has an airing cupboard in and offers a w/c, wash hand basin, and bath with shower over.

The top floor is the master suite and has a great sized bedroom with an en-suite shower room off and plenty of storage. The en-suite features a shower, w/c and wash hand basin.

Externally the property has off road parking and a garage to the rear which links to the garden. The rear garden is low maintenance and with plenty of room for al-fresco dining and has side access round to the front.

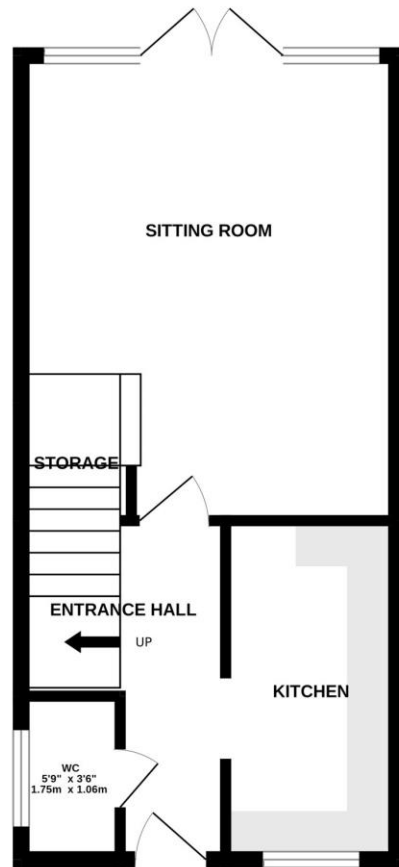
EPC RATING: C

COUNCIL TAX BAND: C

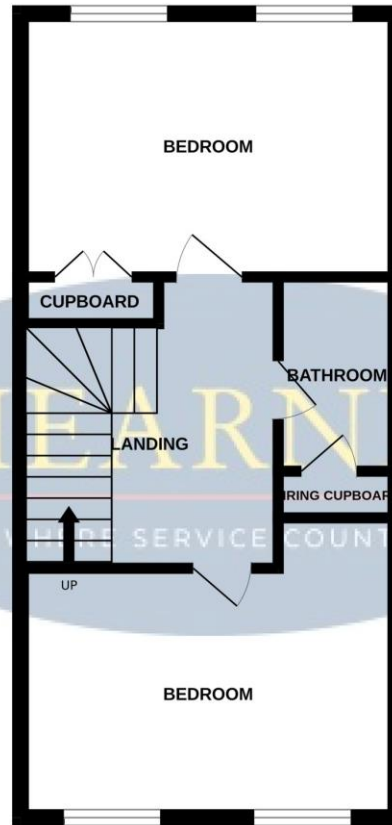
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



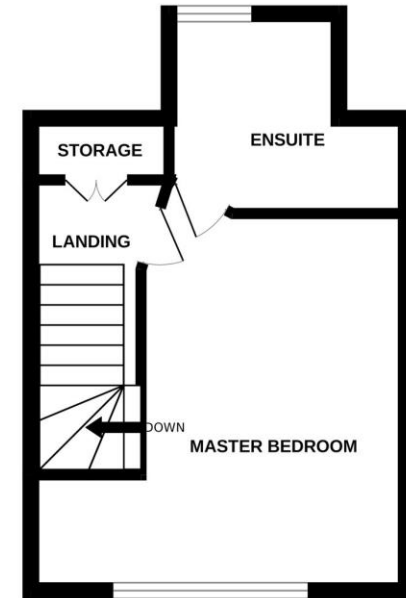
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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