



HEARNES
WHERE SERVICE COUNTS

A rarely available three bedroom semi-detached home located in the premier St Ives Gardens within an easy walk of Bournemouth Town Centre offering a range of bars, shops and restaurants along with the award winning sandy beaches and mainline train station. The property offers spacious and flexible accommodation whilst further benefitting from a private garden, off road parking and garage.

On entering the property there is a welcoming hallway with access to a WC, double doors lead through to a impressive open plan kitchen/living/dining area. The living area enjoys a pleasant outlook over the front aspect whilst the dining area provides ample space for a dining table and leads onto a conservatory. A modern kitchen with breakfast bar is fitted with a range of base and eye level units, contrasting work surface and space for American fridge/freezer and oven. From the kitchen a door leads through to a useful utility area and onto the garage.

On the first floor there is access to three double bedrooms including master ensuite plus both separate bathroom and WC. Bedrooms two and three overlook the rear garden and are served by the family bathroom comprised of a white suite with WC, hand wash basin and bath with shower over.

To the rear of the property there is a secluded, manageable garden with a patio area adjoining the house and conservatory. A gate also provides useful access too the side of of the property. To the front of the property there is a neatly maintained garden and paved driveway parking with access to garage.

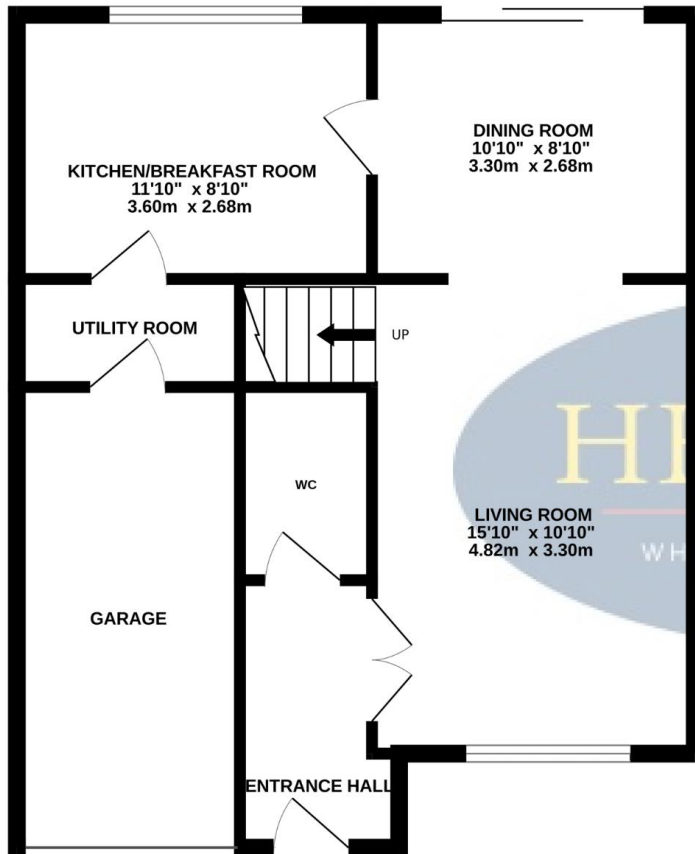
Council Tax Band: TBC

EPC: E

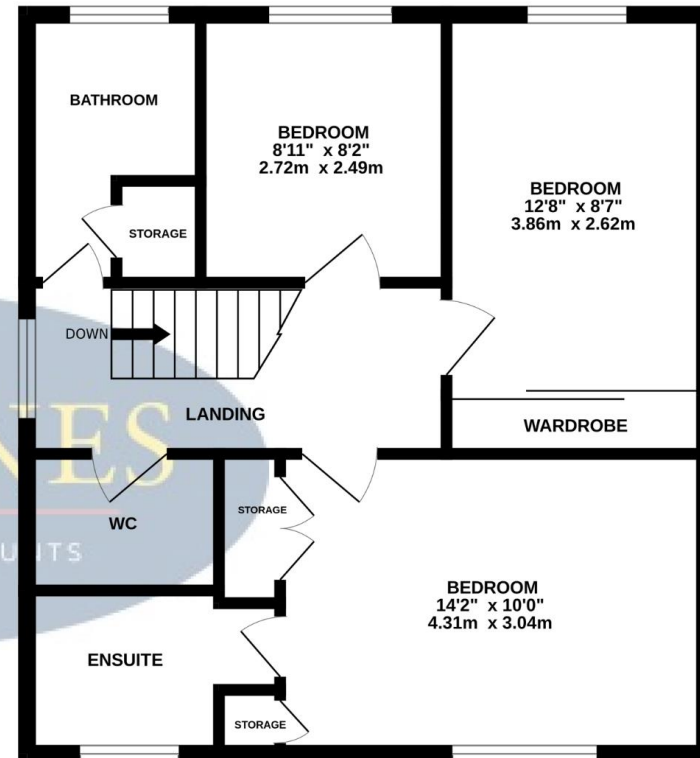
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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