



HEARNES

WHERE SERVICE COUNTS

A beautifully presented two double bedroom terraced home set within a modern and private mews development, ideally located close to Kings Park and Boscombe Town Centre. This thoughtfully maintained property has been lovingly cared for by the current owner and offers a ready-to-move-into home or an excellent buy-to-let opportunity.

Upon entering, you are welcomed by a spacious entrance hall. To the left, a contemporary fitted kitchen with breakfast bar overlooks the front aspect and benefits from ample storage, a fitted oven and hob, and space for appliances. At the rear, the living room features French doors opening onto the fully enclosed, landscaped rear garden, providing privacy and a peaceful setting for relaxing or entertaining. The ground floor also includes a large cloakroom, perfect for storage or use as a utility space.

The first-floor landing leads to two well-proportioned double bedrooms. The primary bedroom at the rear enjoys ample space for furniture and storage, while the second bedroom is currently arranged as a twin room. Both rooms are served by a family bathroom fitted with a shower-over-bath, WC, basin, and heated towel rail.

Externally, the property benefits from a private, well-maintained garden to the rear, featuring established palms and borders, alongside a small gravelled area to the front, an allocated parking space, and a convenient bin store.

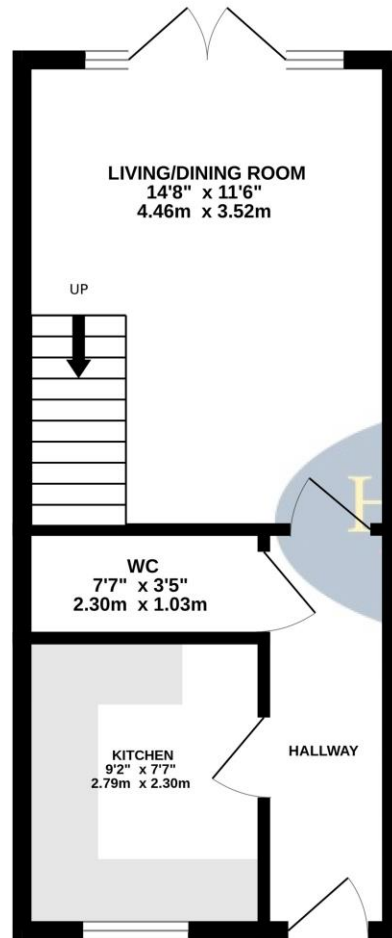
Council Tax Band - C

EPC Rating - C

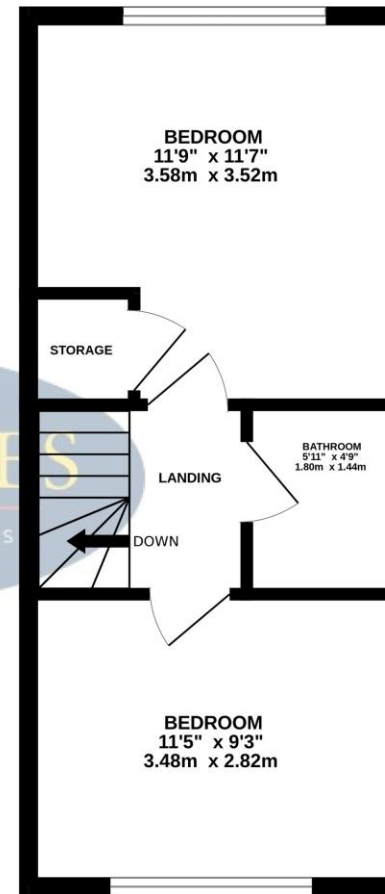
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
313 sq.ft. (29.1 sq.m.) approx.



FIRST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

