



HEARNES

WHERE SERVICE COUNTS

A fantastic and unusual opportunity to purchase a detached character home located just moments from Bournemouth Town Centre, offering a wide range of high street shops, bars, and restaurants. The property is also less than a 0.5-mile walk from award-winning golden sandy beaches.

On entering through an enclosed porch, a spacious hallway provides access to all ground floor accommodation and stairs to the first floor. There are separate living and dining rooms, both overlooking the front aspect. An inner hallway leads to a useful study area, a storage cupboard, and the kitchen, which has been fitted with high gloss base and eye-level units, integrated electric oven, hob, and dishwasher. From the kitchen, a side door opens onto a covered walkway leading to the garage.

On the first floor, the landing gives access to three bedrooms and a bathroom. The primary bedroom is a large double with a dressing area fitted with built-in wardrobes. It benefits from a spacious en-suite featuring a corner bath, WC, and wash basin. The other two bedrooms are similar in size and served by a re-fitted family bathroom with a modern white suite.

The property further benefits from a single garage and off-road parking for two to three vehicles.

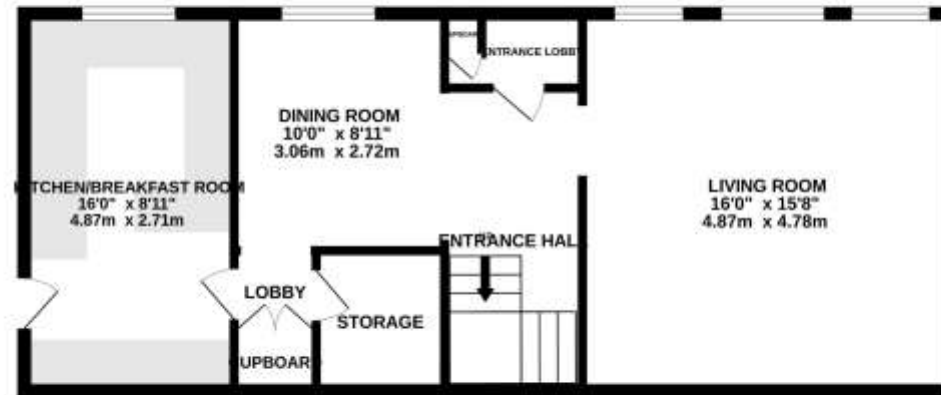
COUNCIL TAX BAND: E

EPC RATING: D

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.

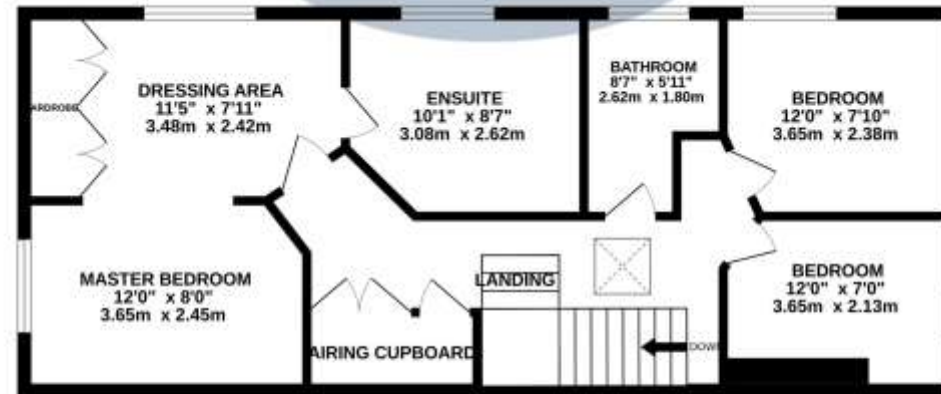


GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



FIRST FLOOR
622 sq.ft. (57.8 sq.m.) approx.

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TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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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