



**HEARNES**  
WHERE SERVICE COUNTS

A spacious three bedroom detached character house located in a sought after residential and school catchment location whilst being within easy reach of Bournemouth and Poole Town Centres. The property has been superbly maintained by the current owner and features two reception rooms, separate utility room, sunny aspect garden and off road parking.

An entrance porch leads into a welcoming entrance hall, with stairs leading to the first floor landing opens into a living room which overlooks the front aspect and features an open fire. A separate dining room is located to the rear of the property and leads onto the sunny aspect rear garden. A separate kitchen offers ample units finished with a matching work surface and leading into a separate utility room. A WC completes the ground floor accommodation.

Situated on the first floor are the property's three bedrooms all of which are generous in size with two being double rooms whilst the master bedroom benefits from fitted wardrobes. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front a driveway provides off road parking.

**EPC RATING: TBC**

**COUNCIL TAX BAND: 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.





HEARNES  
FLOORPLAN TO FOLLOW  
WHERE SERVICE COUNTS

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