



HEARNES

WHERE SERVICE COUNTS

A spacious three bedroom detached house having been superbly maintained and update by the current owners and featuring two reception rooms, a generously sized kitchen/breakfast room, off road parking and sunny aspect rear garden. The property is situated in a popular residential location within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links.

On entering the property, a welcoming entrance hall with stairs leading to the first floor landing, leads into a spacious living room with a feature bay window overlooking the front aspect. A separate dining room provides access to the rear garden via double doors. A spacious kitchen/breakfast room, located to the rear of the property and also providing access to the rear garden, offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances.

Situated on the first floor are the property's three bedrooms, all of which are generously sized with the accommodation complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath.

Externally the property features a private, southerly facing rear garden being mainly laid to lawn with a generously sized patio seating area adjoining the rear of the property whilst a pathway leads to the rear of the garden to additional storage/workshop. To the front a driveway provides off road parking with gates leading to the rear garden.

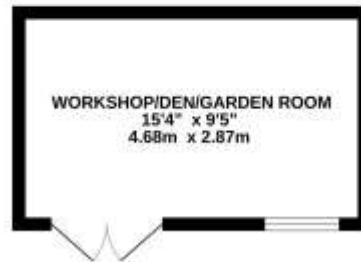
EPC RATING: E

COUNCIL TAX BAND: D

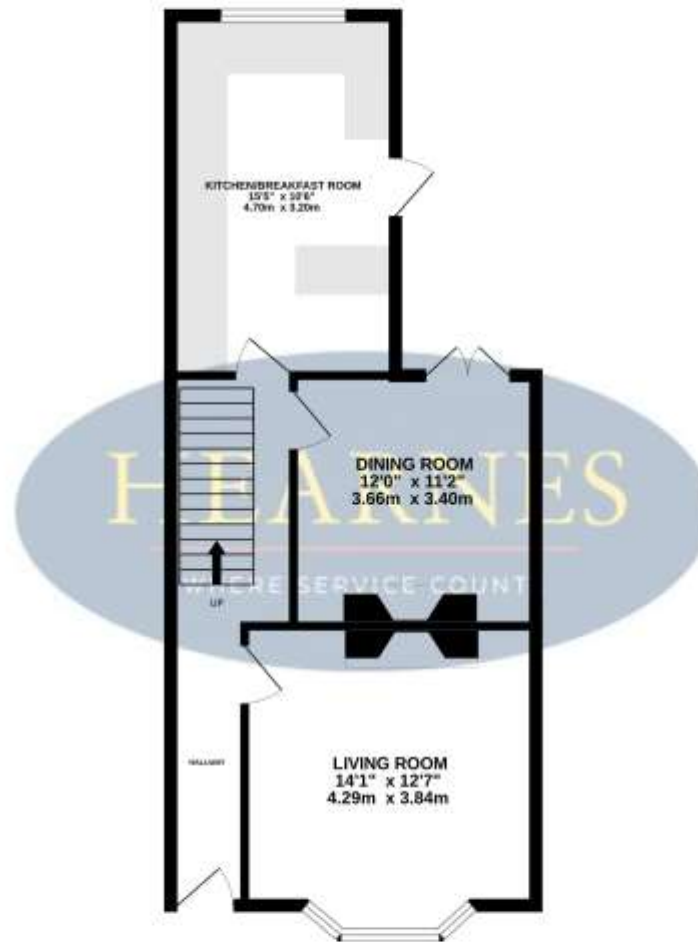
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



OUTBUILDINGS
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1346sq.ft. (125.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

