



**HEARNES**  
WHERE SERVICE COUNTS



A very well presented three bedroom semi-detached house close to excellent local schooling and located in this popular residential location within easy access of Castlepoint Shopping Centre, Bournemouth Hospital and JP Morgan. The property benefits from a modern open plan kitchen / dining room, lounge, three bedrooms, along with a sunny aspect rear garden with garden room which could be used as an office or gym and external storage.

On entering the property there is a porch with storage and this leads through to the entrance hallway which then leads through to the living area with large window to the front and understairs storage. Flowing through from the lounge is the open plan kitchen / dining room which has double doors leading out to the sunny aspect rear garden and a window to the side aspect. The dining area can comfortably fitting a dining suit and other furniture and the fitted kitchen offers a range of fitted wall and floor mounted units for storage, finished with a contrasting work surface and space for white goods.

Situated on the first floor are the property's three bedrooms, all of which are good sized rooms and benefit from built in storage or wardrobes. The accommodation is complete with a fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a beautifully bright rear garden with an excellent paved area adjoining the rear. The garden also features a detached garden room for a home office or gym and a storage area for garden furniture or tools. To the front of the property is off road parking and excellent side access.

**EPC RATING: C**

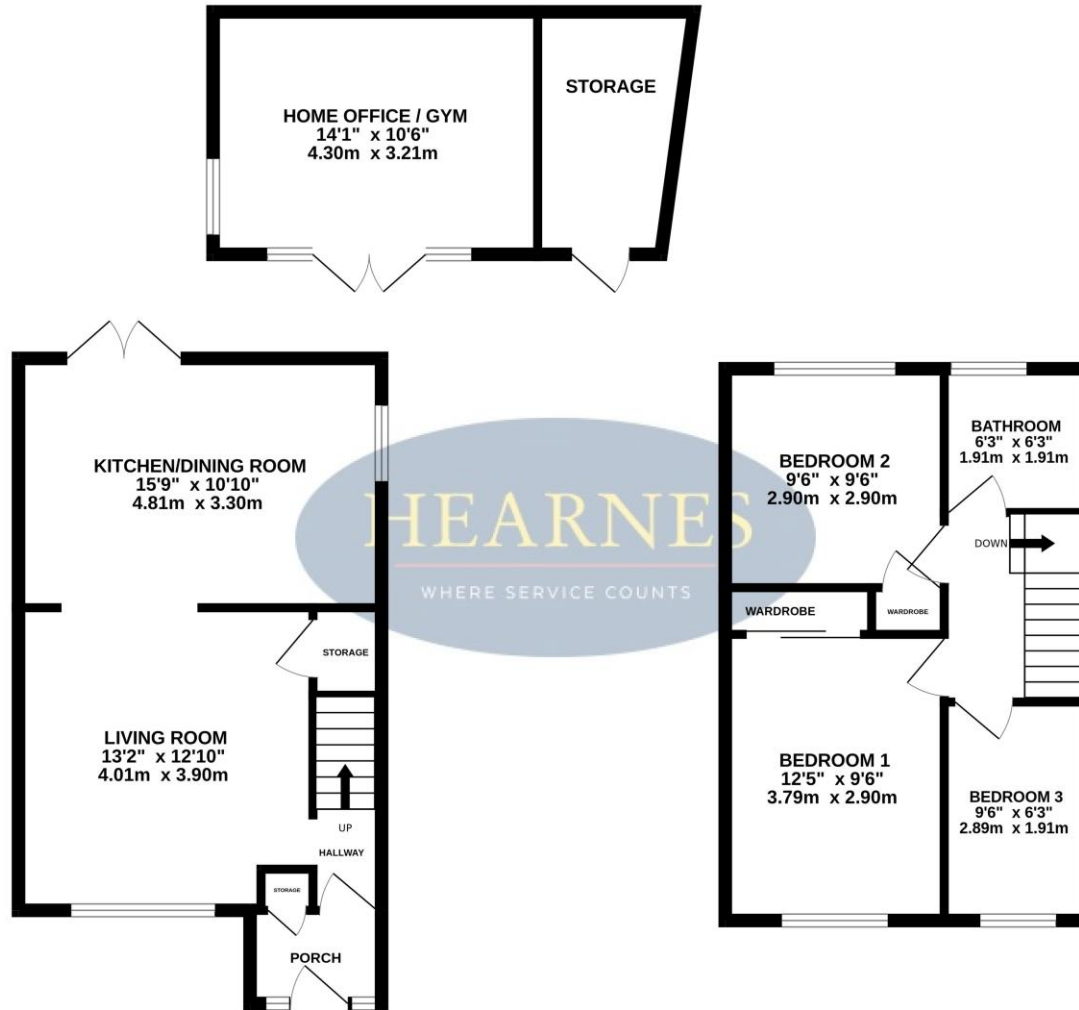
**COUNCIL TAX BAND: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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

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



