



HEARNES

WHERE SERVICE COUNTS

**Monks Way,
Bournemouth, BH11 9TR**

FREEHOLD PRICE

£270,000

“Modern two bedroom terraced house with private southerly aspect garden backing onto green space with no chain”

This terraced house provides two bedrooms, shower room, spacious living room, kitchen/dining room with access to a double glazed conservatory and access to a low maintenance southerly aspect garden.

The property is located in the heart of Bearwood at the top of a small cul-de-sac backing onto Bearwood playing fields and only 500 yards from regular bus routes to popular local schools and convenient local shops and amenities.

The property is ideal for either a first time buyer or investor and is offered with no forward chain.

- **Entrance porch** with double glazed door leading to the:
- **Hallway** with stairs leading to the first floor, glazed door to:
- **Lounge** with double glazed window to the front aspect, centrally positioned stone mantle hearth and backdrop, recessed area ideal for a study space with an integral lighting, glazed double doors leading to the kitchen/dining room
- The **kitchen** comprises a range of base and wall mounted units with adjoining worktops, sink unit with double glazed window above, integrated oven, 4 ring gas hob with extractor above, plumbing for washing machine, power for tall standing fridge freeze, space for dining table, wall lights, sliding double glazed doors to the conservatory
- **Conservatory/sun room** has double glazed windows both the rear and side aspects with double glazed French doors to the rear garden, tiled flooring and polycarbonate angled roof
- **First floor landing** has a hatch to the loft space with pull down ladder and door to airing cupboard with slatting shelving
- **Bedroom one** has a double glazed window to the front aspect, built in wardrobes with mirrored fronted sliding doors and additional cupboard space
- **Bedroom two** has a double glazed window to the rear aspect
- **Shower room** has a fitted suite comprising shower cubicle with wall mounted shower unit, WC and wash hand basin, opaque double glazed window to the rear aspect, part tiled walls

Outside

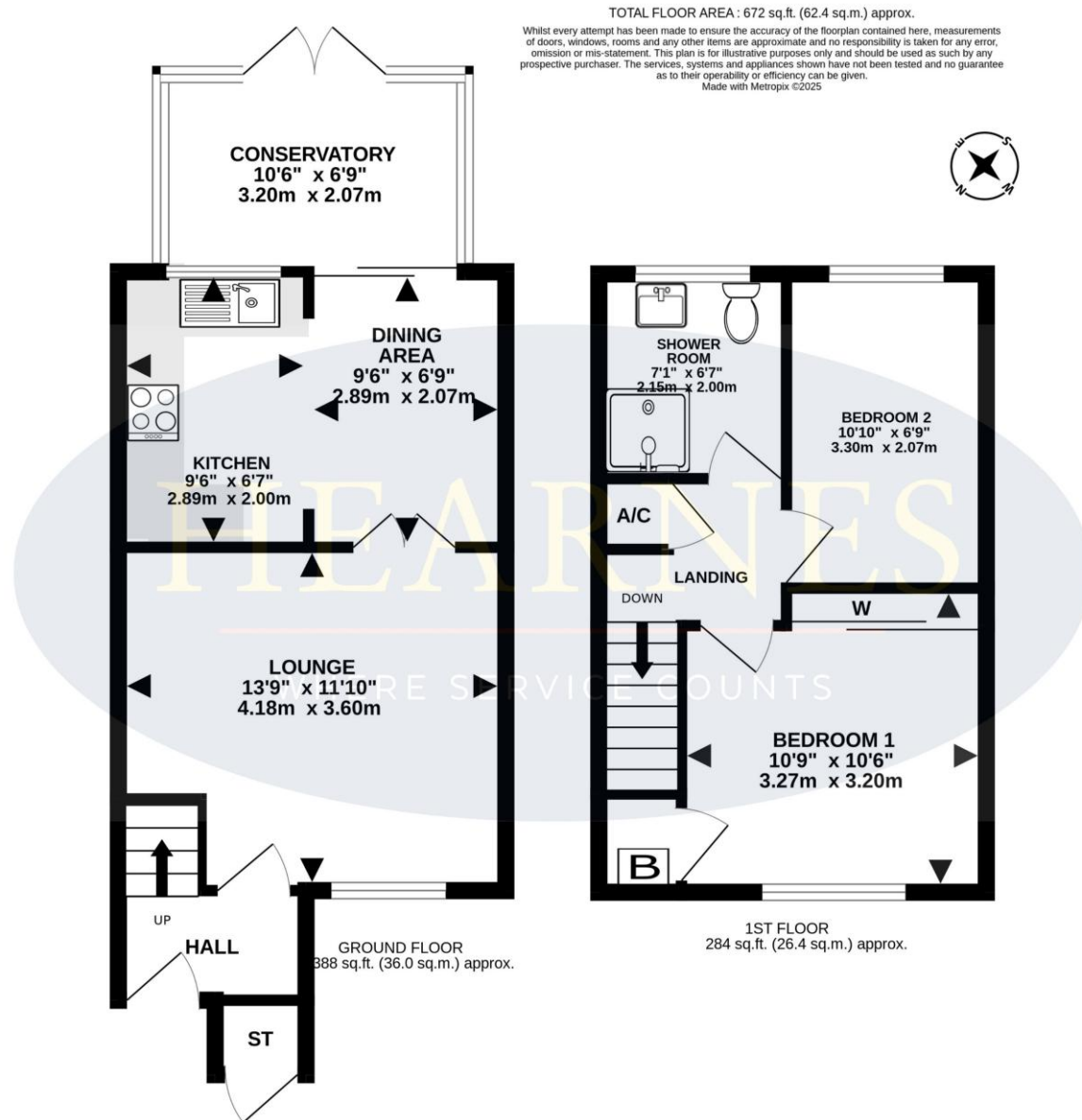
- The property is approached via a gate into a small section of front garden whilst the **rear garden** is particular private with a southerly aspect, is enclosed by wall and panel fencing and mainly paved with steps up to an elevated section where there is a gate to the rear as the property backs onto open green space

COUNCIL TAX BAND: B

EPC RATING: D



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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