



HEARNES

WHERE SERVICE COUNTS



A well presented four-bedroom mid-terrace family home located in this brilliant location within walking distance of local Schools and easy reach of the popular Queens Park Golf Course, JP Morgan and Bournemouth Hospital. The property is only a short distance from Bournemouth Town Centre and Castlepoint shopping centre and also provides easy access to transport links. The property being built in 2009 has been well maintained throughout by the current owner and offers a great size open plan living/dining room, kitchen/breakfast room with integrated appliances, three modern bath/shower rooms, off road parking with garage, as well as four bedrooms.

Upon entering the property, you are welcomed by a spacious hallway featuring a useful storage cupboard and a staircase leading to the first floor. To the front of the property is a generous double bedroom with fitted wardrobes and convenient 'Jack and Jill' access to a shower room, comprising a WC, wash hand basin, and shower enclosure. To the rear, there is a bedroom/reception room with double doors opening onto the garden. Completing the ground floor accommodation is a utility room with additional access to the garden—offering excellent potential to create an annexe.

The first floor of this well-presented home features a spacious landing which leads through to a bright and generously sized L-shaped living/dining room, complete with Juliette balcony and an abundance of natural light. Adjacent is a modern kitchen/breakfast room overlooking the rear aspect, fitted with a comprehensive range of floor and wall-mounted units, integrated gas hob, double electric oven, and ample space for white goods as well as a breakfast table and chairs.

Rising to the second floor, the property offers two further well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while a modern family bathroom serves the second bedroom.

Outside, the rear garden is designed for low-maintenance enjoyment, featuring a combination of patio, lawn and well-stocked shrub borders. A private parking space and a garage provide valuable off-road parking and additional storage.

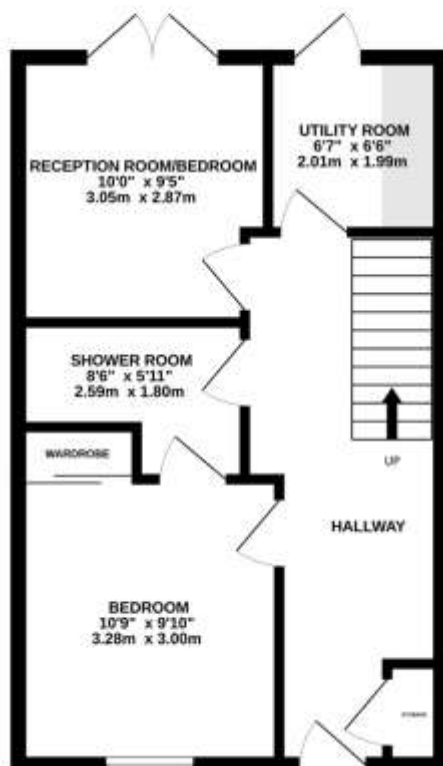
**EPC RATING: C**

**COUNCIL TAX BAND: D**

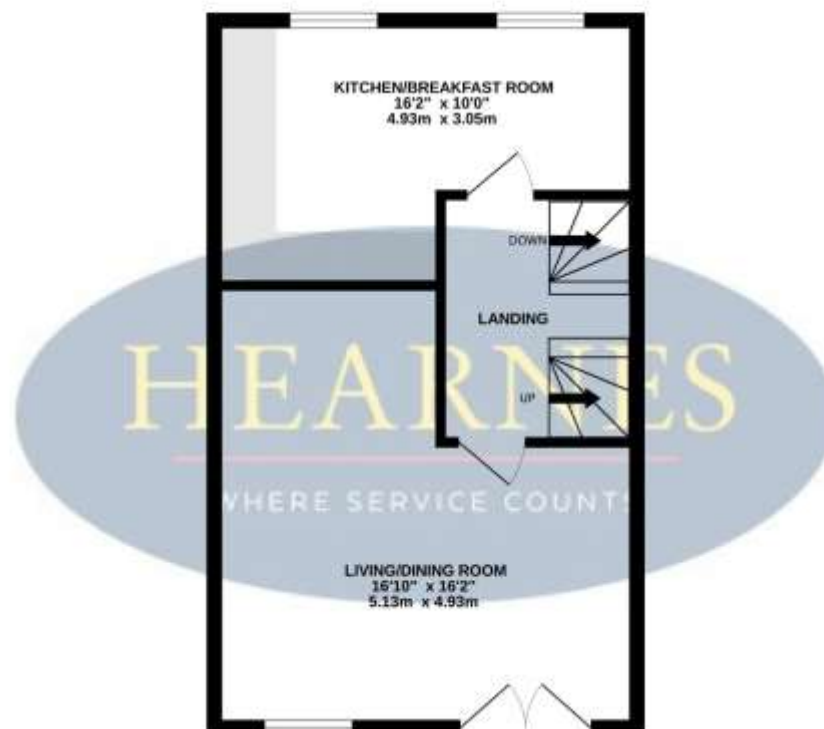
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
446 sq.ft. (41.4 sq.m.) approx.



FIRST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



SECOND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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 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



