



HEARNES
WHERE SERVICE COUNTS

A well-presented three-bedroom detached house located in a premier residential area, just moments from the picturesque Throop Village and river walks. The property also provides easy access to main transport links and Bournemouth Town Centre, and it is set within highly sought-after school catchments. Updated and maintained by the current owner, the property features an open-plan kitchen/dining room, two bath/shower rooms, off-road parking, and a garage.

On entering the property, a welcoming entrance hall with stairs leading to the first-floor landing provides access to a spacious living room overlooking the front aspect. A modern kitchen with access to the rear garden offers the perfect family space and includes a comprehensive range of floor and wall-mounted units finished with a contrasting worktop. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's three double bedrooms, with the impressive principal bedroom featuring walk-through wardrobes and a beautiful en suite shower room. The accommodation is complete with a further family bathroom.

Externally, the property offers a private rear garden with a patio adjoining the rear of the house and access to the rear of the garage. To the front, the property offers a pleasant open outlook with a driveway providing off-road parking and leading to the garage, which could be converted into additional downstairs accommodation.

EPC RATING: TBC

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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