



HEARNES

WHERE SERVICE COUNTS



A superbly presented three bedroom detached character house located within a sought after residential and school catchment location. The property has been maintained and updated to the highest of standards by the current owner with features including two spacious reception rooms, ground floor WC and spacious, sunny aspect rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room with feature fireplace and attractive bay window overlooking the front aspect. A separate dining room is located to the rear of the property and overlooks the rear garden. The kitchen offers a range of floor and wall mounted units finished with a matching work surface and selection of integrated kitchen appliances and leads to a ground floor WC. Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

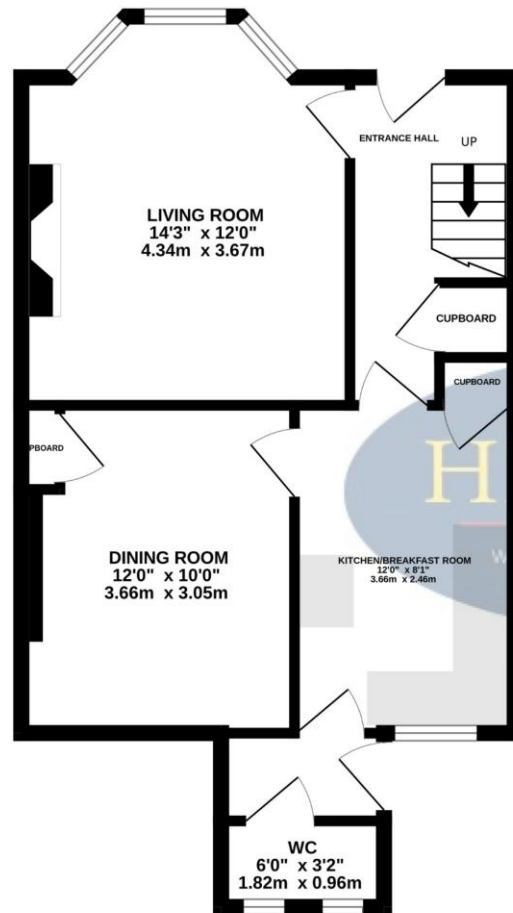
Externally, a particular feature of the property, is the large, sunny aspect rear garden being mainly laid to lawn with a raised decked seating area.

**EPC RATING: D     COUNCIL TAX BAND: C**

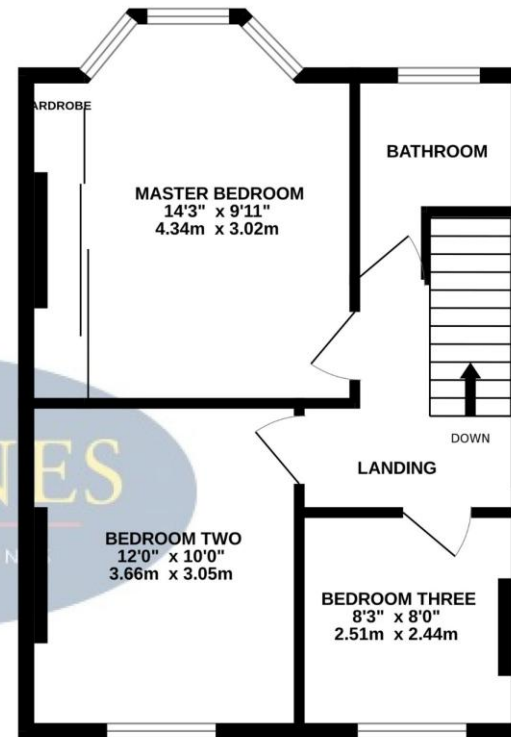
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



FIRST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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



