



HEARNES
WHERE SERVICE COUNTS

An impressive three bedroom semi detached house located in a private development within the highly sought after Queens Park location only a moments walk to the ever popular Queens Park Golf Course and easy reach of main transport links and Bournemouth Town Centre. The property offers generously sized living accommodation and features high ceilings along with benefitting from a private, southerly facing rear garden with garden cabin along with two allocated parking spaces. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living/dining room with feature fireplace whilst overlooking and leading onto the private rear garden. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching surface and offering space for kitchen appliances. One of the property's bedrooms are located on the ground floor and would also make an ideal study. A WC completes the ground floor accommodation.

Situated on the first floor are the property's two remaining bedrooms both of which are generously sized double rooms. A modern fitted bathroom completes the accommodation comprising a WC, wash hand basin and bath with shower over.

Externally the property features a superbly sized, private rear garden featuring a patio seating area along with a raised decked seating area. The remainder of the garden is mainly laid to lawn with established borders and further benefitting from a large garden lodge making an ideal home office.

EPC RATING: C

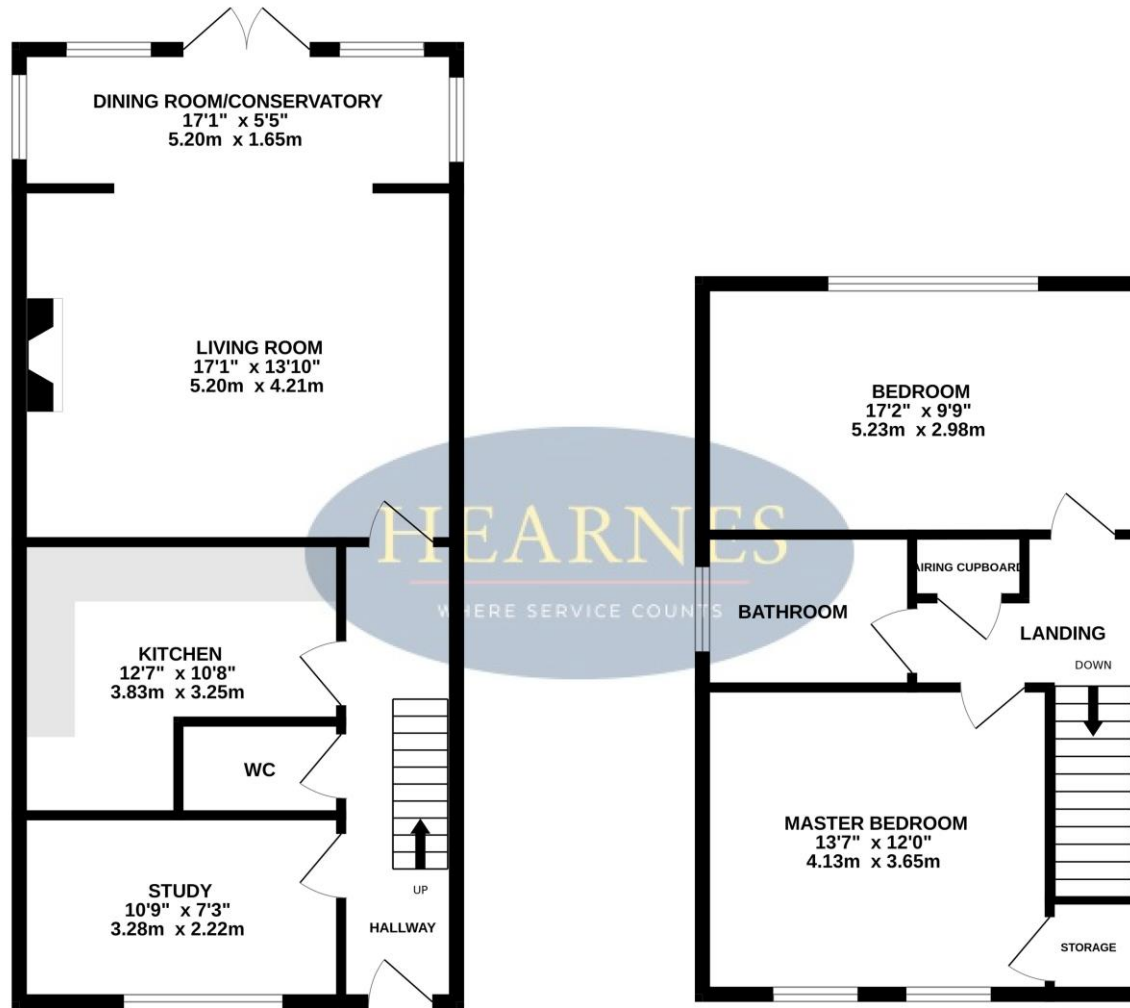
COUNCIL TAX BAND: D

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
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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

