



**HEARNES**  
WHERE SERVICE COUNTS

A spacious four bedroom detached character home ideally located within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property benefits from two spacious reception rooms, a modern fitted kitchen and bathroom, a private rear garden and ample off road parking. An internal viewing is highly recommended.

On entering the property, a welcoming entrance hall with a fitted seating area provides access to all ground floor accommodation. A separate living room features a bay window overlooking the front aspect, whilst to the rear a dining room overlooks and provides access onto the rear garden. The modern fitted kitchen offers a comprehensive range of floor and eye level units finished with contrasting work surfaces, space for a range of appliances and further access to the covered side area of the property. The ground floor accommodation is complete with a beautifully refitted cloakroom.

Situated on the first floor are four well proportioned bedrooms, two of which are generously sized doubles. The accommodation is served by a modern fitted family bathroom with fully tiled walls, comprising a WC, wash hand basin and bath with shower over.

Externally, the rear of the property offers a private, low maintenance garden laid with artificial lawn and a large decked seating area adjoining the rear of the property. To the front, a block paved driveway provides ample off road parking and leads to a car port via double wooden gates.

**COUNCIL TAX BAND: E**

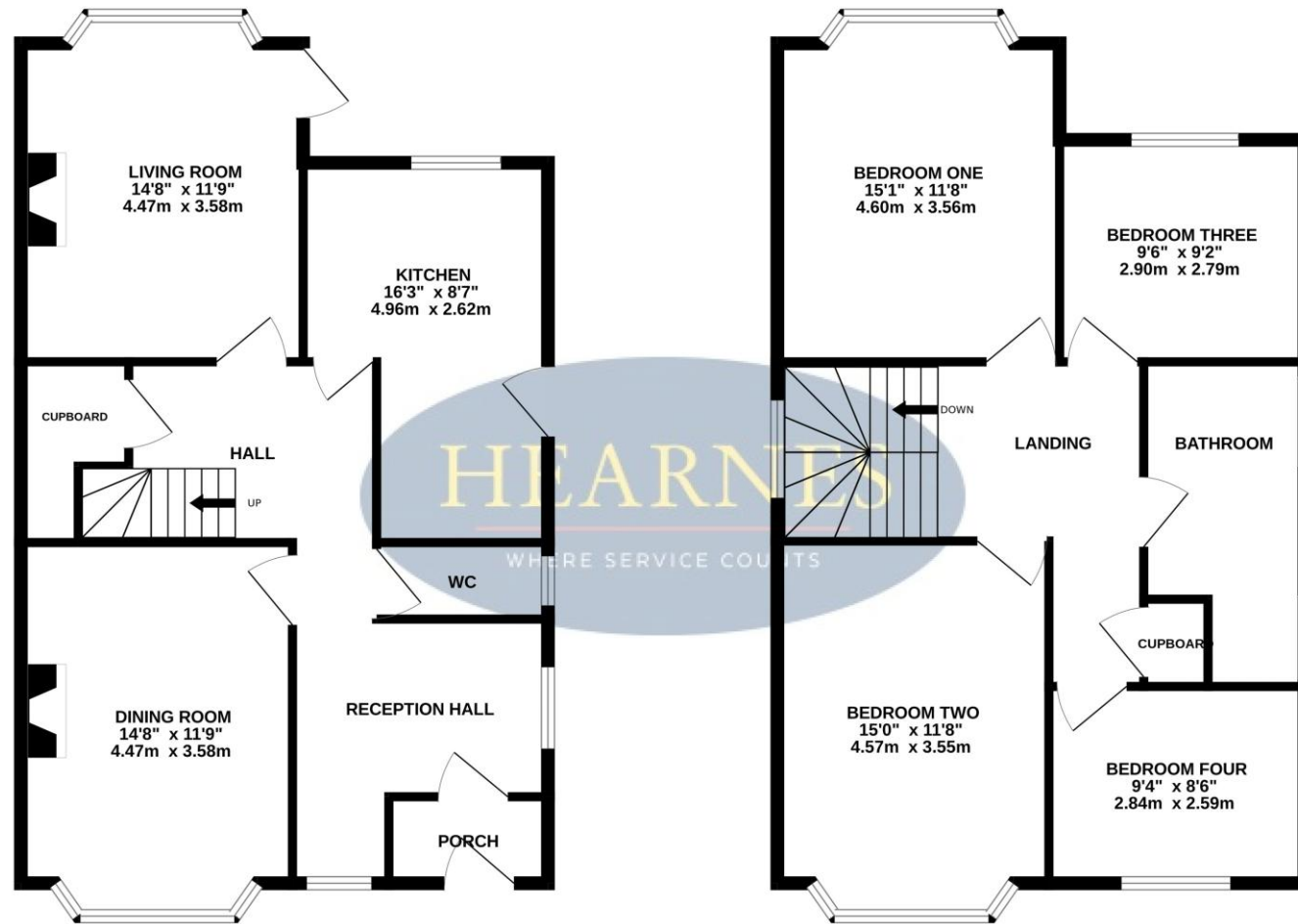
**EPC RATING: D**

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  
779 sq.ft. (72.4 sq.m.) approx.

FIRST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1561sq.ft. (145.0 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

