



A spacious three bedroom semi detached home located in a popular residential location situated only a short distance to Charminster High Street along with being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained by the current owners and features a spacious open plan kitchen/dining room, modern fitted bathroom and off road parking. The property further benefits from a ground floor bedroom and a private rear garden.

On entering the property an entrance hall, with stairs leading to the first floor, opens into a spacious living room with feature bay window looking over the front aspect. A generously sized, open plan kitchen/dining room is situated to the rear of the property and provides access to the rear garden whilst the kitchen offers ample floor and wall mounted units finished with a matching work surface and space for a selection of kitchen appliances. The ground floor accommodation is complete with a ground floor double bedroom which could make an ideal study or playroom.

Situated on the first floor are the property's two further bedrooms, both of which are double in size whilst the accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

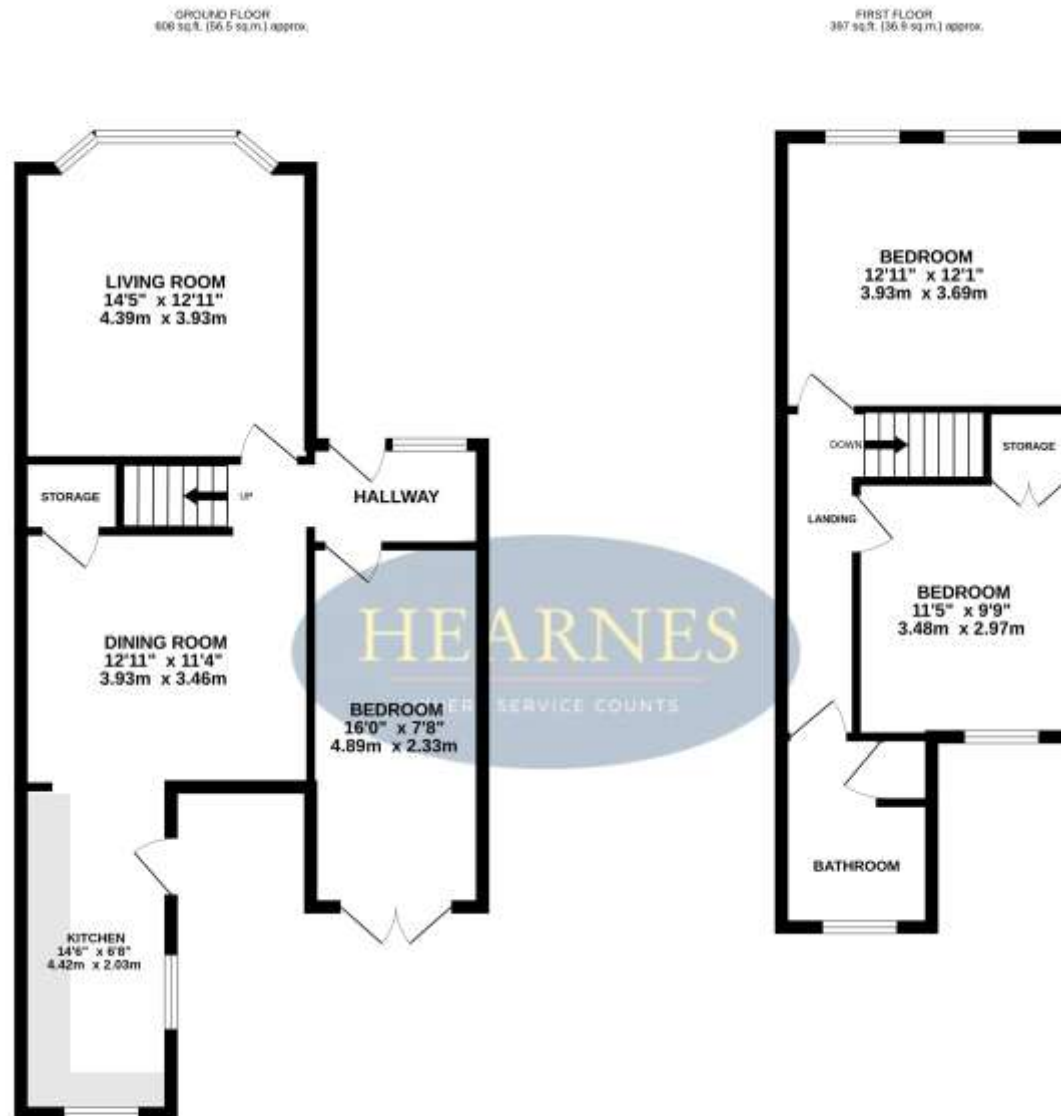
Externally the property features a private rear garden being mainly laid to lawn with a seating area to rear of the garden. The property also benefits from off road parking.

EPC RATING: D

COUNCIL TAX BAND: C

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.





TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

We do every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions 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 is given for their operability or efficiency can be given.
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