



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three-bedroom detached cottage-style home, located in the sought-after Queens Park area, within easy reach of Bournemouth Town Centre and transport links. The property has been superbly maintained and extended, retaining many original features. The accommodation includes a spacious living room, a luxurious open-plan kitchen/dining room, and a secluded rear garden.

Upon entering the property, the hallway with stairs leading to the first-floor landing opens into an impressive living room featuring a bay window and fireplace. The bright, modern refitted kitchen offers ample storage, integrated appliances, and a breakfast bar. The dining area overlooks the rear garden and provides access to the raised decking area through bifold doors. Bedroom two is a spacious double with integrated storage and views of the rear aspect. Bedroom three offers a pleasant outlook over the front aspect and the well-maintained front garden.

The first floor houses the principal bedroom, which includes a walk-in wardrobe. The accommodation is completed by a refitted shower room with a WC, washbasin, and walk-in shower.

Externally, the property boasts a low-maintenance private rear garden, primarily laid to gravel, with a raised patio area ideal for al fresco dining. A gated driveway provides off-road parking and leads to side access to the rear garden.

EPC RATING: D

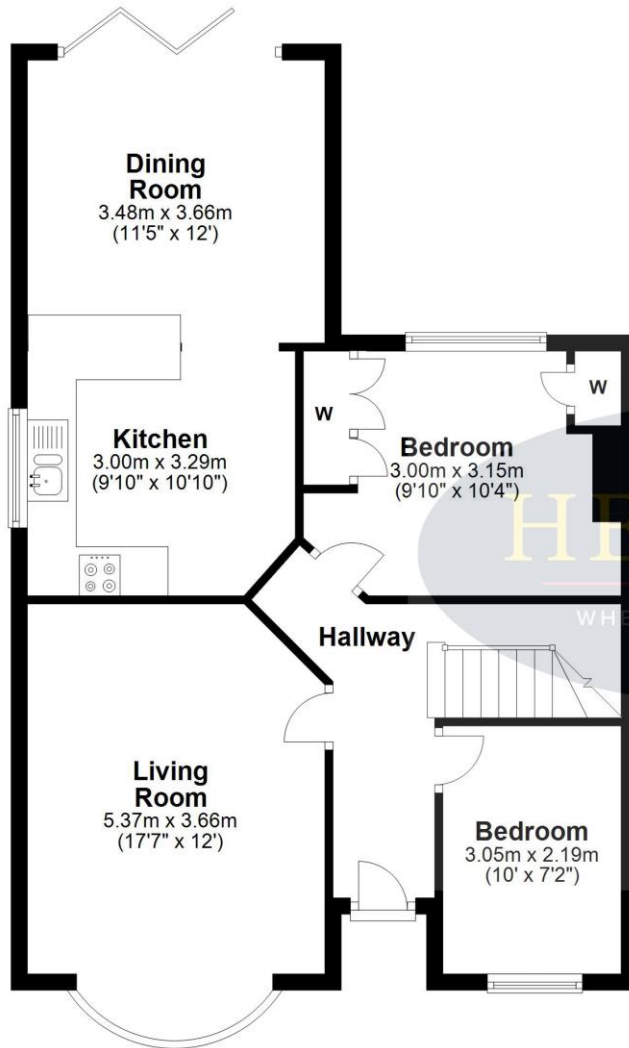
COUNCIL TAX BAND: E

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.



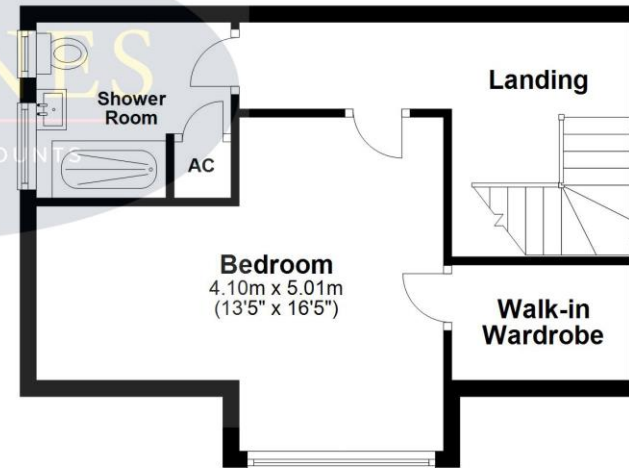
Ground Floor

Approx. 68.0 sq. metres (731.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 102.2 sq. metres (1100.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

