



HEARNES

WHERE SERVICE COUNTS

A superbly presented, three bedroom semi-detached house located within the highly sought after Muscliff location within close proximity to popular schools whilst being within easy reach of Bournemouth Town Centre and main transport links. The property further benefits from a modern fitted bathroom, spacious rear garden and provides ample off road parking.

On entering the property a hallway, with stairs leading to the first floor landing, opens into a living room overlooking the front aspect and opening into a dining room which provides access to the rear garden. A separate kitchen offers a section of floor and wall mounted units, finished with a matching work surface also provides access to the rear garden.

Situated on the first floor are the property's three bedrooms all of which are generously sized whilst the accommodation is complete with a modern fitted bathroom comprising a wc, wash hand basin and bath with shower over.

Externally, the property features a superbly landscaped garden, offering a generously sized patio seating area adjoining the rear of the property whilst the rest of the garden is laid to lawn. To the front a driveway provides ample off road parking.

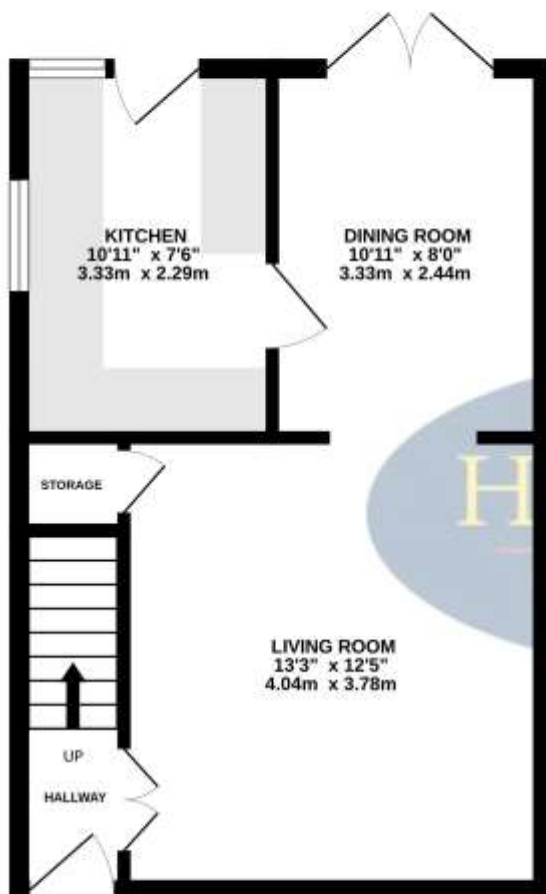
EPC: E

COUNCIL TAX BAND: C

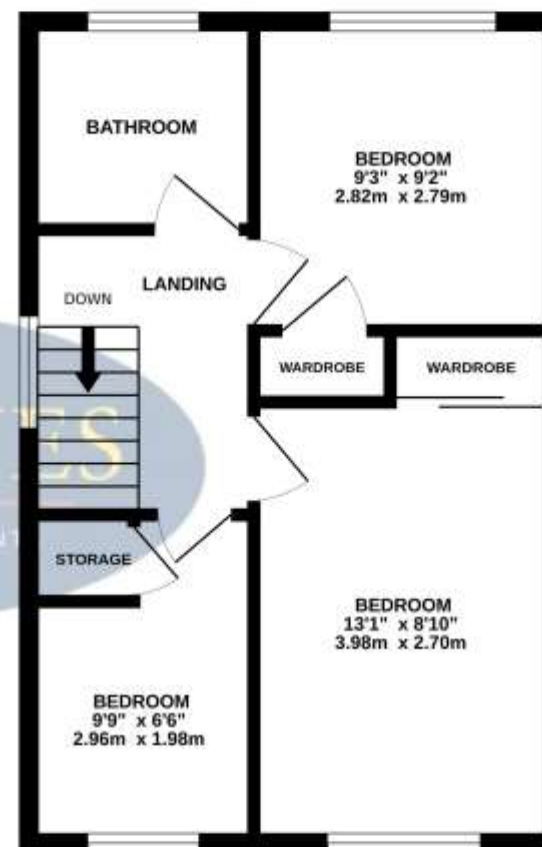
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
378 sq.ft. (35.1 sq.m.) approx.



FIRST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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

