



**HEARNES**

WHERE SERVICE COUNTS

An impressive four double bedroom detached character home located in the highly desirable Littledown location within easy reach of Bournemouth Town Centre and main transport links. The property further benefits from two generously sized reception rooms, a kitchen/breakfast room, garage and sunny aspect rear garden whilst now offering the opportunity for complete modernisation and updating. The property is offered for sale with no forward chain. The property is to be sold via informal tender with all offers to be received in writing by midday on Monday 23rd September 2024. Please contact the office for further information and offer guidelines.

On entering the property a welcoming entrance hall with an impressive stairway leading to the first floor landing opens into a living room with feature bay window which overlooks the front aspect. A separate dining room is situated to the rear of the property and leads onto the rear garden. A spacious kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface whilst also overlooking and providing an additional access to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms all of which are double in size. The accommodation is complete with a family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure whilst there is also the benefit of an additional WC.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a patio seating area and range of established flower and shrub borders. To the front a driveway provides ample off road parking and leads to a garage.

**EPC RATING: E**

**COUNCIL TAX BAND: F**

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.



# William Road, Bournemouth, BH7

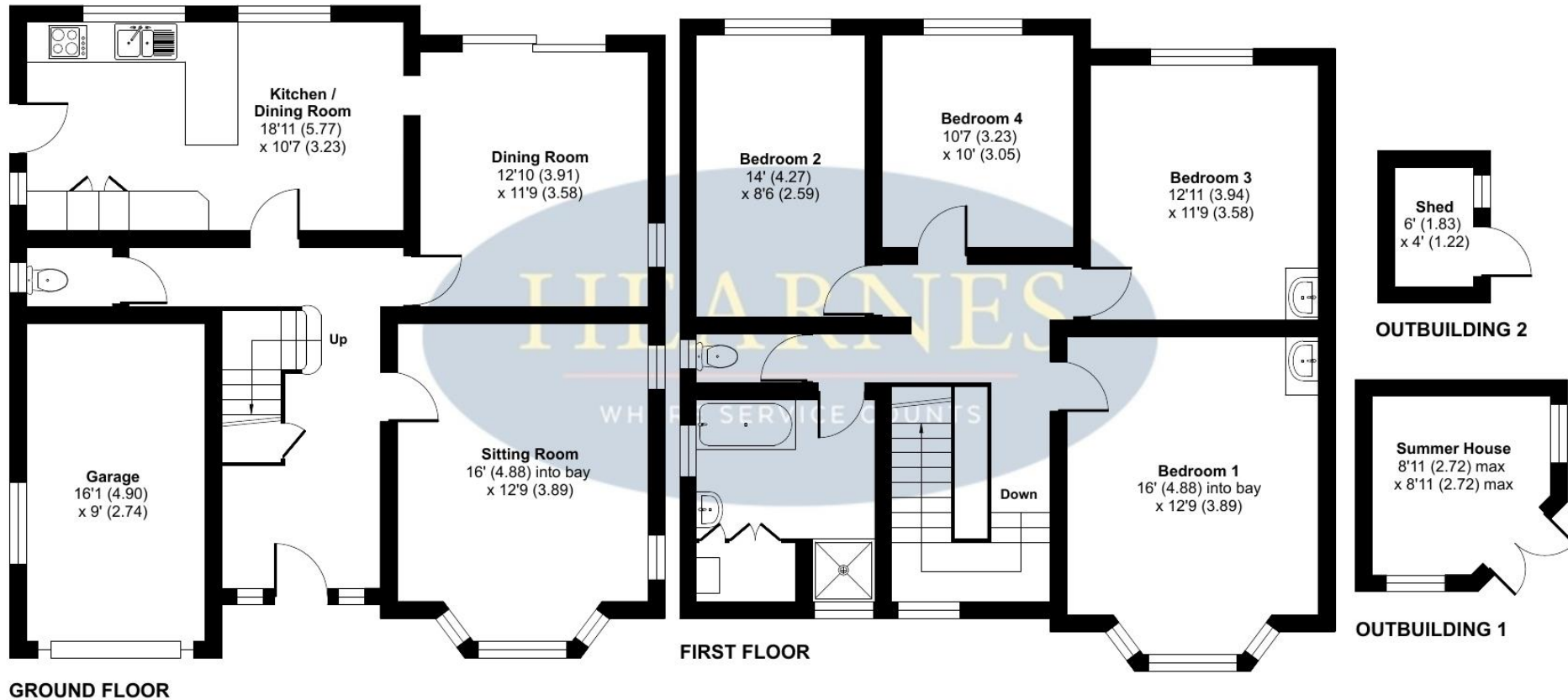
Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1897 sq ft / 176.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1167726

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

