



HEARNES

WHERE SERVICE COUNTS

A superbly presented three bedroom detached character house located in a sought after residential location within easy reach of the popular Southbourne High Street and seafront with the award winning sandy beaches. The property also benefits from being easily accessible to Bournemouth Town Centre and transport links including a mainline train station. Having been superbly updated and maintained by the current owners the property features a stunning open plan kitchen/dining/family room, a separate living room with feature log burner and three generously sized bedrooms. The property further benefits from a modern family bathroom, ground floor WC, sunny aspect rear garden and garage.

On entering the property a welcoming entrance hall leads to a living room with feature log burning stove overlooking the front aspect. A particular feature of the property is the impressive open plan kitchen/dining/family room located to the rear of the property and providing access to the rear garden. The kitchen area offers a comprehensive range of fitted floor and wall mounted units finished with a matching solid stone work surface. The ground floor accommodation is complete with a utility room and WC.

Situated on the first floor are the property's three bedrooms, all of which are generously sized and all served by a modern family bathroom comprising a WC, wash hand basin, roll top bath and separate shower enclosure.

Externally the property features an impressive, sunny aspect rear garden being mainly laid to lawn with a large patio seating area adjoining the rear of the property. To the rear of the garden there is a spacious cabin/studio offering power and light and making an ideal home office or gym. The property offers ample off road parking and leads to a detached garage.

COUNCIL TAX BAND: D

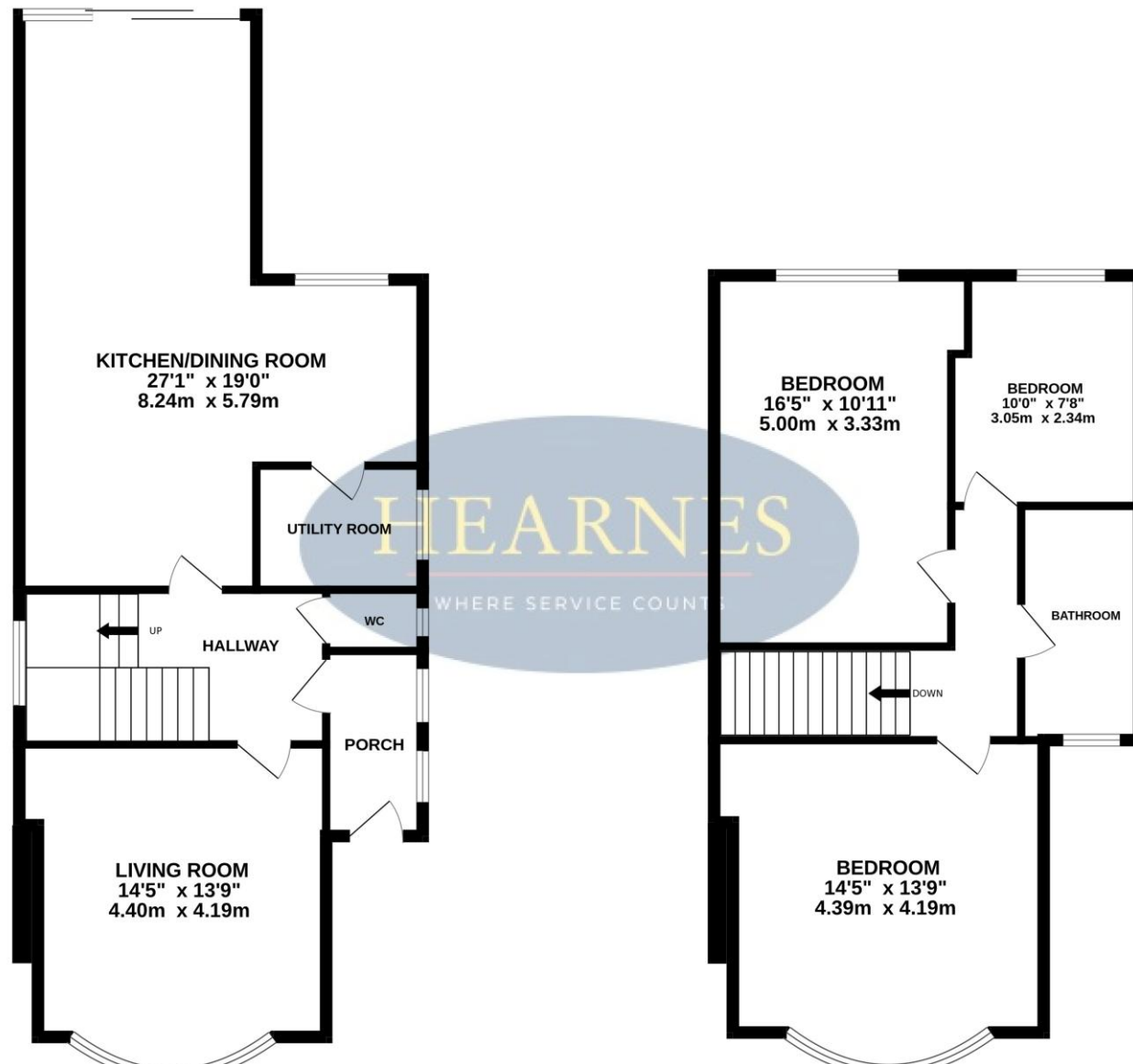
EPC RATING: C

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.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

FIRST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

