



HEARNES
WHERE SERVICE COUNTS

A well presented and detached home situated within a popular and convenient location, offering deceptively spacious and flexible accommodation. Just 1.8 miles distant from Christchurch Town Centre the property is adjacent to St Catherine's Hill and moments from a range of local shops. The larger town of Bournemouth is approximately 5 miles distant offering a wider range of high street shops and access to award winning sandy beaches.

On entering the property a useful porch opens into an entrance hall giving access to all ground floor accommodation. A separate living room overlooks the rear aspect and provides access to the rear garden through French doors. Two double bedrooms both overlook the front aspect with bedroom one benefitting from fitted wardrobes and bedroom two an attractive bay window. To the rear of the property a modern kitchen with access to the garden has ample floor and wall mounted units with integrated washing machine, dishwasher and space for fridge/freezer and range cooker. The accommodation is complete with a bath/shower room comprised of WC, bath and hand wash basin.

To the rear of the property there is a secluded sunny aspect garden which benefits from a raised patio area and a level lawn. To the front of the property there is a detached garage and driveway providing off road parking.

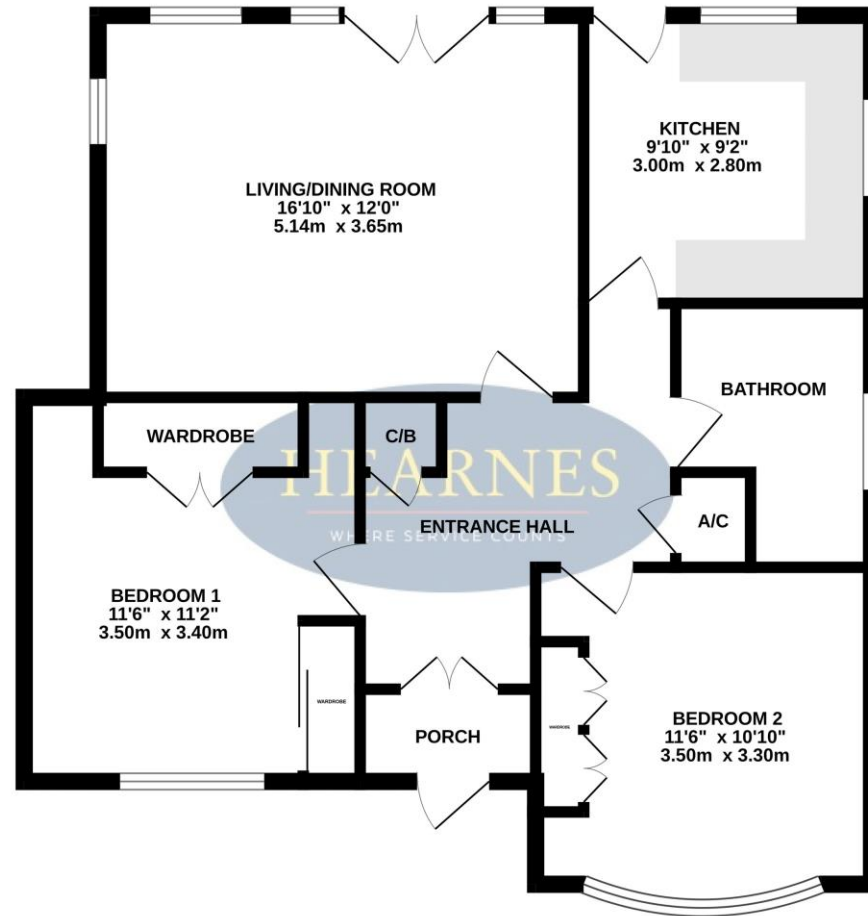
COUNCIL TAX BAND: D

EPC: 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
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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

