



HEARNES

WHERE SERVICE COUNTS

**Frampton Road, Bournemouth,
Dorset, BH9 1HD**

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FREEHOLD

A superbly presented three double bedroom detached character house located in a popular residential location within easy reach of Bournemouth Town Centre and main transport links. The property has been wonderfully updated and maintained by the current owner and features an impressive open plan kitchen/dining room, separate living and three generously sized bedrooms whilst also benefitting from a private, sunny aspect rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor, opens into a separate living room with original feature fireplace and bay window overlooking the front aspect. To the rear of the property is an impressive open plan kitchen/dining room featuring a comprehensive range of floor and wall mounted units finished with a solid wood work surface, large island work surface and breakfast bar area whilst also benefitting from under floor heating. The kitchen also overlooks and provides access to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are the property's three bedrooms all of which are generously sized with the third bedroom currently being utilised as a dressing room. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property benefits from a private, westerly facing rear garden featuring a patio seating area whilst the rest of the garden is mainly laid to lawn with a selection of established flower borders.

EPC RATING: D

COUNCIL TAX BAND: 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

FIRST FLOOR



