



HEARNES

WHERE SERVICE COUNTS

A beautifully presented three double bedroom detached character home, ideally positioned in a popular residential location within easy reach of Bournemouth Town Centre and excellent transport links. The property has been lovingly maintained by the current owners and offers two reception rooms, a stylish kitchen, and an en suite to the master bedroom. Additional benefits include off-road parking for two vehicles and a private, sunny aspect rear garden.

On entering the property, a welcoming hallway with stairs to the first floor provides access to all ground floor accommodation. To the front, a bright living room benefits from a bay window and feature log burner. To the rear, a generous dining room enjoys an outlook over the garden. The kitchen is fitted with a comprehensive range of units complemented by solid wood work surfaces, a butler sink, integrated dishwasher, and feature range cooker, with direct access to the garden. A useful ground floor WC completes the layout.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from a modern en suite shower room with WC, wash basin, and shower enclosure. The remaining bedrooms are served by a stylish family bathroom with WC, wash basin, and bath with shower over.

Externally, the property boasts a private rear garden enjoying a sunny aspect, with a large decked seating area adjoining the house. To the front, an attractive block-paved driveway provides off-road parking for two vehicles.

EPC RATING: D

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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



TOTAL FLOOR AREA: 1109sq.ft. (101.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details 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.
Made with floorplan 01025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

