



HEARNES
WHERE SERVICE COUNTS

A beautifully presented two double bedroom semi-detached character home located within a popular and convenient location. The property lies a short distance from Charminster High Street offering a comprehensive range of local shops, bars and restaurants whilst being approximately 1 mile distant from Bournemouth Town Centre offering a further range of high street stores and access to award winning sandy beaches.

On entering the property, a hallway with storage provides access to the stairs leading to the first floor. An attractive living room with feature fireplace overlooks the front aspect. To the rear of the property a spacious dining room overlooking the rear garden benefits from a decorative fireplace and leads to the kitchen. The modern fitted kitchen offers a range of floor and wall mounted units finished with a contrasting work surface and includes an integrated oven with hob and extractor fan over along with space for further kitchen appliances. A door from the kitchen provides direct access to the rear garden.

On the first floor a landing leads to two bedrooms, both of which are double in size. Completing the accommodation is a family bathroom comprising a WC, wash hand basin and panel bath.

Externally the property offers a spacious south facing private rear garden being mainly laid to lawn with a generous patio seating area adjoining the rear of the property. The rear garden also features a storage shed. To the front of the property there is ample off-road parking.

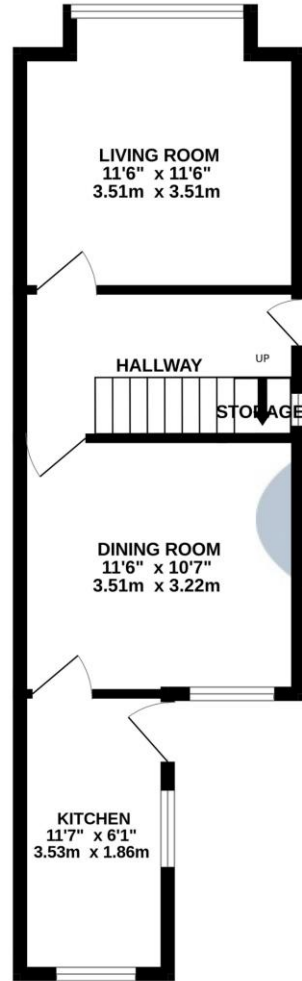
COUNCIL TAX BAND: C

EPC RATING: D

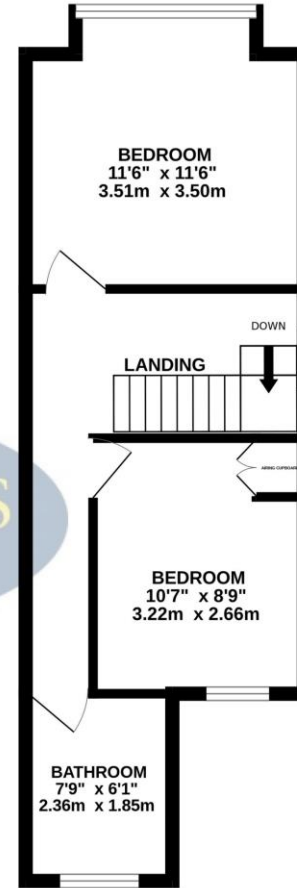
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA: 753 sq.ft. (70.0 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

