



HEARNES
WHERE SERVICE COUNTS

A substantial four bedroom detached character house situated within a popular residential location providing easy access to Charminster High Street offering a comprehensive range of local shops, bars and restaurants with Bournemouth Town Centre being a short distance away offering a further range of high street stores and access to the award winning sandy beaches.

On entering the property a beautiful feature hallway provides access to a living room with feature log burner and attractive bay window overlooking the front aspect. A second reception room has been converted into a spacious downstairs bedroom with ensuite. A generously sized kitchen/dining room offers a range of floor and wall mounted units finished with a contrasting work surface and space for a full range of kitchen appliances. Both the kitchen and dining area have French doors leading out to the rear garden. Completing the ground floor accommodation is a cloakroom comprising a WC and wash hand basin.

A bright and airy first floor landing gives access too four double bedrooms all benefitting from high ceilings. The bedrooms are served by a refurbished family bathroom comprising a WC, wash hand basin, bath and separate walk in shower enclosure.

To the rear a private rear garden being mainly laid to lawn with attractive flower bed borders, raised patio seating area enjoys a Westerly aspect. The front of the property provides off road parking.

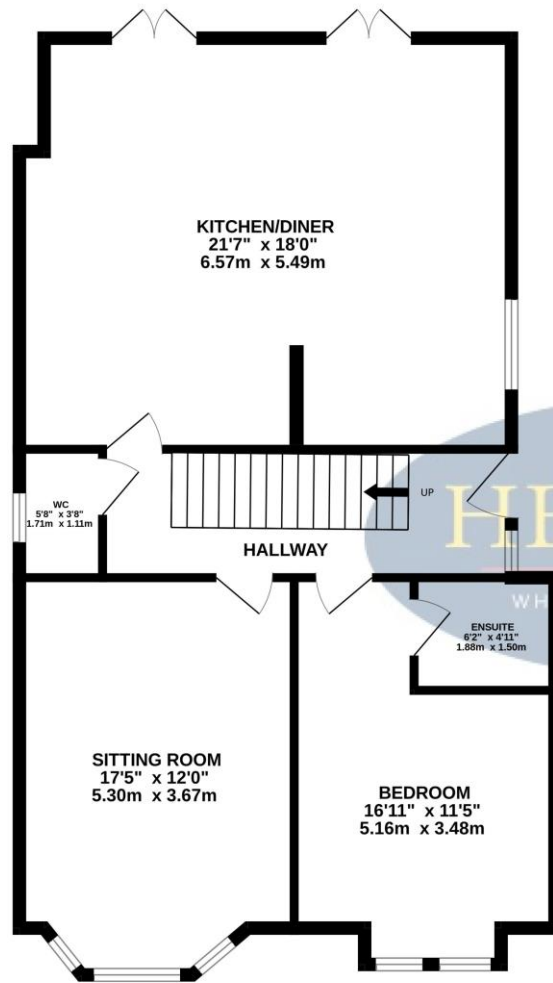
COUNCIL TAX BAND: D

EPC RATING: D

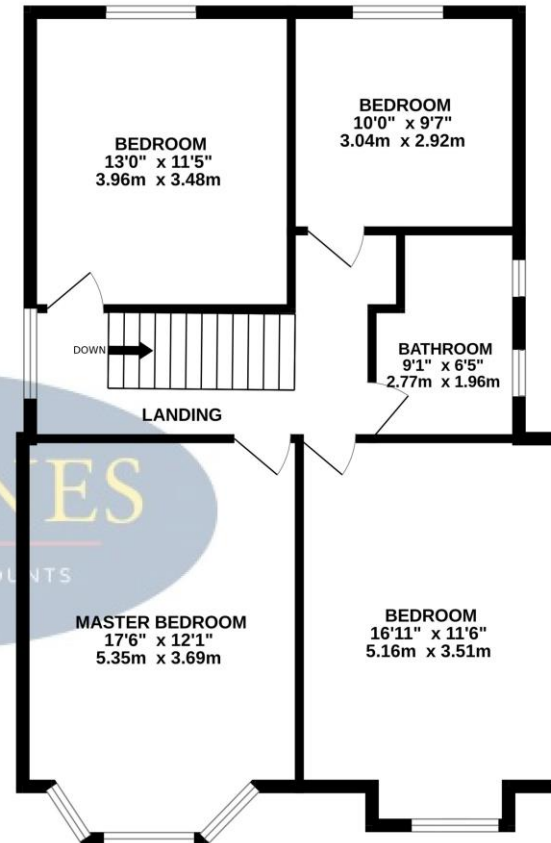
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
885 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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