



HEARNES

WHERE SERVICE COUNTS

This contemporary two-bedroom terraced home is located within the highly sought-after St Georges Drive Development. The development boasts a play park and is conveniently within walking distance of Knighton Heath Golf Club and Canford Heath Nature Reserve. It offers easy access to local shops, amenities, Bournemouth Town Centre, and main transport links. The property features a high-specification kitchen, a ground-floor WC, a modern bathroom, and two allocated parking spaces.

Upon entering the property an attractive hallway leads to the open plan kitchen/living/dining room. The kitchen is fitted with a range of floor and wall mounted units and is finished with a matching work surface and a range of integrated appliances. The living/dining space overlooks and provides access to the rear garden. The ground floor accommodation is complete with a large storage cupboard and ground floor WC.

The first-floor landing leads to two generously sized double bedrooms. Completing the accommodation is a modern fitted bathroom comprising a wash hand basin, WC and bath with shower over.

Externally, the property enjoys a sunny, two-tiered rear garden. A patio seating area adjoins the back of the house, with steps leading up to a further lawned area. Additionally, the home benefits from two allocated parking spaces.

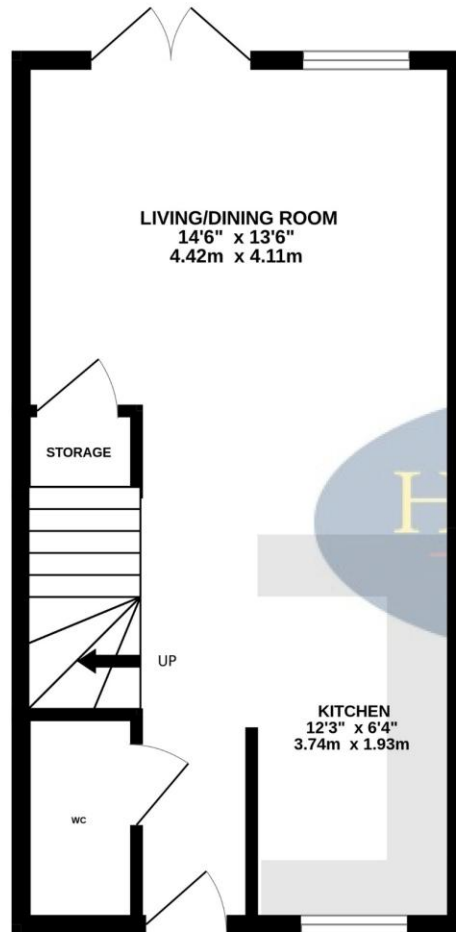
COUNCIL TAX BAND:C

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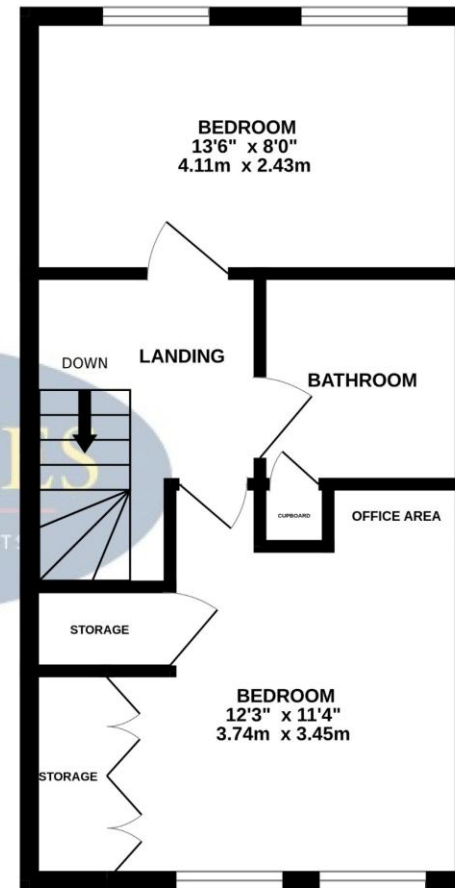
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
362 sq.ft. (33.6 sq.m.) approx.



FIRST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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