



HEARNES
WHERE SERVICE COUNTS

A secluded two bedroom semi detached home located in a sought after residential location within easy reach of Bournemouth Town Centre, JP Morgan, Hospital and transport links. The property, offering the opportunity for further updating and modernisation, benefitting from a spacious garden, garage and ample off road parking. Also within easy reach are the award winning beaches, Southbourne, Christchurch and Bournemouth Centres. An internal viewing is highly recommended.

On entering the property a porch area ideal for keeping coats and shoes opens into a spacious living room with stairs leading to the first floor landing. The living room opens into a kitchen/dining room overlooking and providing access onto the rear garden. The kitchen offers a range of floor and eye level units finished with a contrasting work surface benefits from an integrated electric hob, extractor hood over and oven below, there is also an integrated dish washer and space and plumbing for a washing machine and fridge/freezer.

The first floor landing leads to the properties two bedrooms, both of which are generous in size with ample space for wardrobes and storage. The accommodation is complete with a modern family bathroom comprising a wash hand basin, bath and shower enclosure along with a separate WC.

The well maintained landscaped rear garden enjoys a patio seating area adjoining the rear of the property and decked seating area along with access to the rear of the garage. A tarmac driveway provides ample off road parking and providing access to a garage.

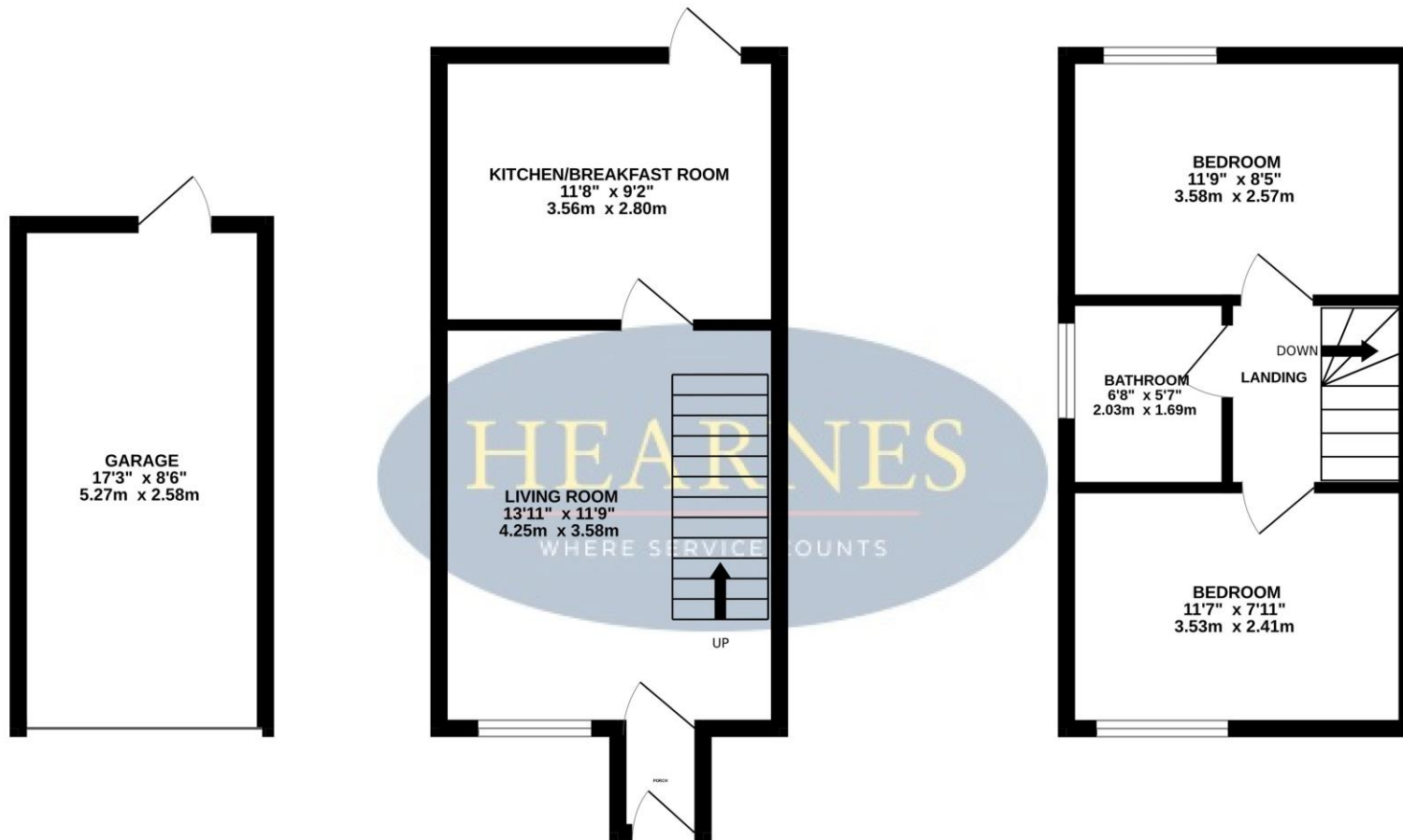
COUNCIL TAX BAND: C EPC: C

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
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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

