



HEARNES
WHERE SERVICE COUNTS

A superbly presented four-bedroom semi-detached house situated in the sought after Muscliff location within popular school catchments and easy reach of Throop and the River Stour. The property benefits from two reception rooms, modern kitchen, and spacious rear garden.

On entering the property, a hallway leads into a reception room which makes an ideal dining room and study area. A modern kitchen offers a range of fitted floor and eye level units finished with a contrasting work surface and offering space for a range of kitchen appliances. To the rear of the property a spacious living room overlooks and provides access to the rear garden via French doors. Completing the downstairs accommodation, a separate WC.

The first-floor landing leads to the properties four double bedrooms. All four bedrooms provide ample space for free standing wardrobes with the bedroom two benefitting from built in storage. The accommodation is complete with a fitted family bathroom featuring a modern white suite comprising a WC, wash hand basin and bath with shower over.

A particular feature of the property is the generously sized private rear garden. The rear garden is mainly laid to lawn with a large patio area adjoining the property. Running down the side of the property a decked area leads to the front driveway with garden shed and ample room for further storage. The front aspect there is off road parking and a front garden mainly laid to lawn.

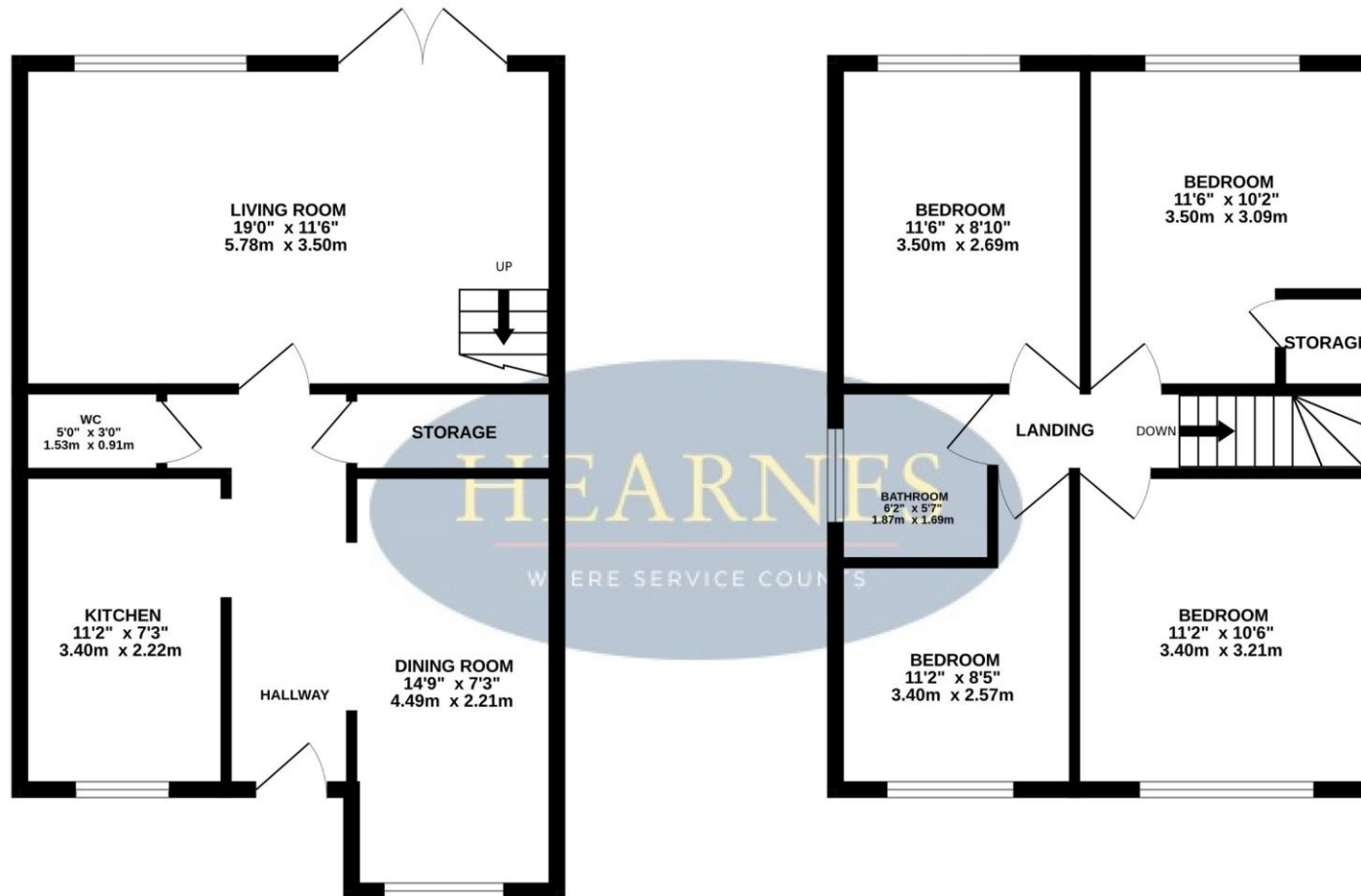
COUNCIL TAX BAND: D EPC RATING: D

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
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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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

