



HEARNES

WHERE SERVICE COUNTS



A three-bedroom semi-detached character home positioned in a popular and convenient location, close to well-regarded local schools. The property sits in close proximity to Winton High Street, offering an array of shops, cafés, bars, and restaurants, and just 2 miles from Bournemouth Town Centre with its high street shopping and award-winning sandy beaches.

The property requires a complete programme of refurbishment throughout, offering an ideal opportunity for those looking to modernise and add value. Upon entering through a porch, you are led into the ground floor accommodation, which includes a front aspect living room with bay window. The open plan kitchen/dining area sits at the rear of the property and provides direct access to the garden through French doors.

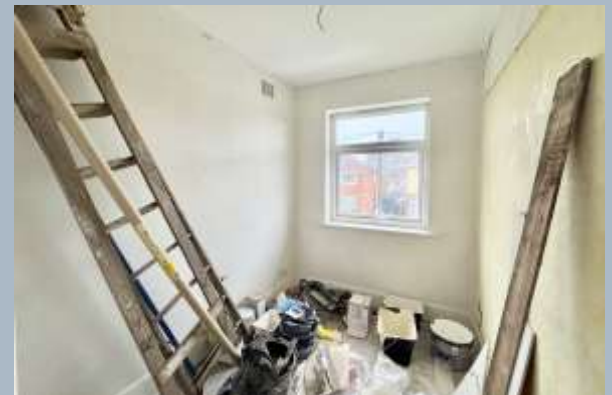
Upstairs, the first-floor landing gives access to three bedrooms—two doubles and a single. All rooms require updating, providing a blank canvas for renovation. There is currently no bathroom installed, allowing buyers to reconfigure the layout to suit their needs.

Externally, the rear garden offers a generous space ready for landscaping or redesign. At the front, there is a small garden area with space to create off-road parking, subject to installing a dropped kerb and any necessary permissions.

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

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.





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## FLOORPLAN TO FOLLOW

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