



HEARNES

WHERE SERVICE COUNTS

**Runnymede Avenue
Bearwood, Dorset, BH11 9SP**

FREEHOLD

GUIDE PRICE £350,000

“A generous size bungalow with a 50ft southerly facing garden, in a cul-de-sac location”

This light and spacious three double bedroom detached bungalow has a 50ft southerly facing garden, single garage and car port whilst situated in a peaceful cul-de-sac location and offered with no onward chain.

This superbly positioned bungalow is located in the heart of a popular residential area and is located conveniently for the local amenities.

- **A three double bedroom detached bungalow with a 50ft south facing garden offered with no chain**
- **Entrance hall**
- **Generous sized L-shaped lounge/dining room**
- **The lounge area** has an exposed stone fireplace and double glazed sliding patio doors giving access out into a southerly facing garden
- **The dining area** has a serving hatch through to the kitchen and a double glazed window offering a pleasant outlook over the rear garden
- **Kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, recess for cooker, recess for fridge, space and plumbing for washing machine, wall mounted gas fired boiler and a double glazed door leading out onto a side path
- **Bedroom one** is a good size double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is again a double bedroom which is currently used as an office
- **Family bathroom** incorporating a panelled bath, WC, wall mounted wash hand basin
- **Separate cloakroom** finished in a white suite with WC, wall mounted wash hand basin
- **The rear garden** faces a southerly aspect, is fully enclosed and measures approximately 50ft x 40ft
- Adjoining the rear of the property there is a paved patio and a **greenhouse** which is located behind the garage. The remainder of the garden is immaculately kept, predominantly laid to lawn and is bordered by well stocked flower beds with many attractive plants and shrubs
- **The front garden** has been landscaped for ease of maintenance
- **A side driveway** provides generous off road parking and in turn leads up to a car port and single garage
- **Single garage** has a metal up and over door and a side personal door
- **Further benefits include;** double glazing, gas fired heating system and the property now comes to the market offered with no onward chain

There is a path leading to the centre of Bearwood with a selection of shops, medical centre, social club and community centre, these are approximately 200 metres away. There are excellent public transport links to Poole, Wimborne and Bournemouth. The market town of Wimborne offers an excellent selection of amenities and is located approximately 3.5 miles away, whilst Ferndown offers a further selection of amenities and the town centre is located approximately 3 miles away.

COUNCIL TAX BAND: D

EPC RATE: D

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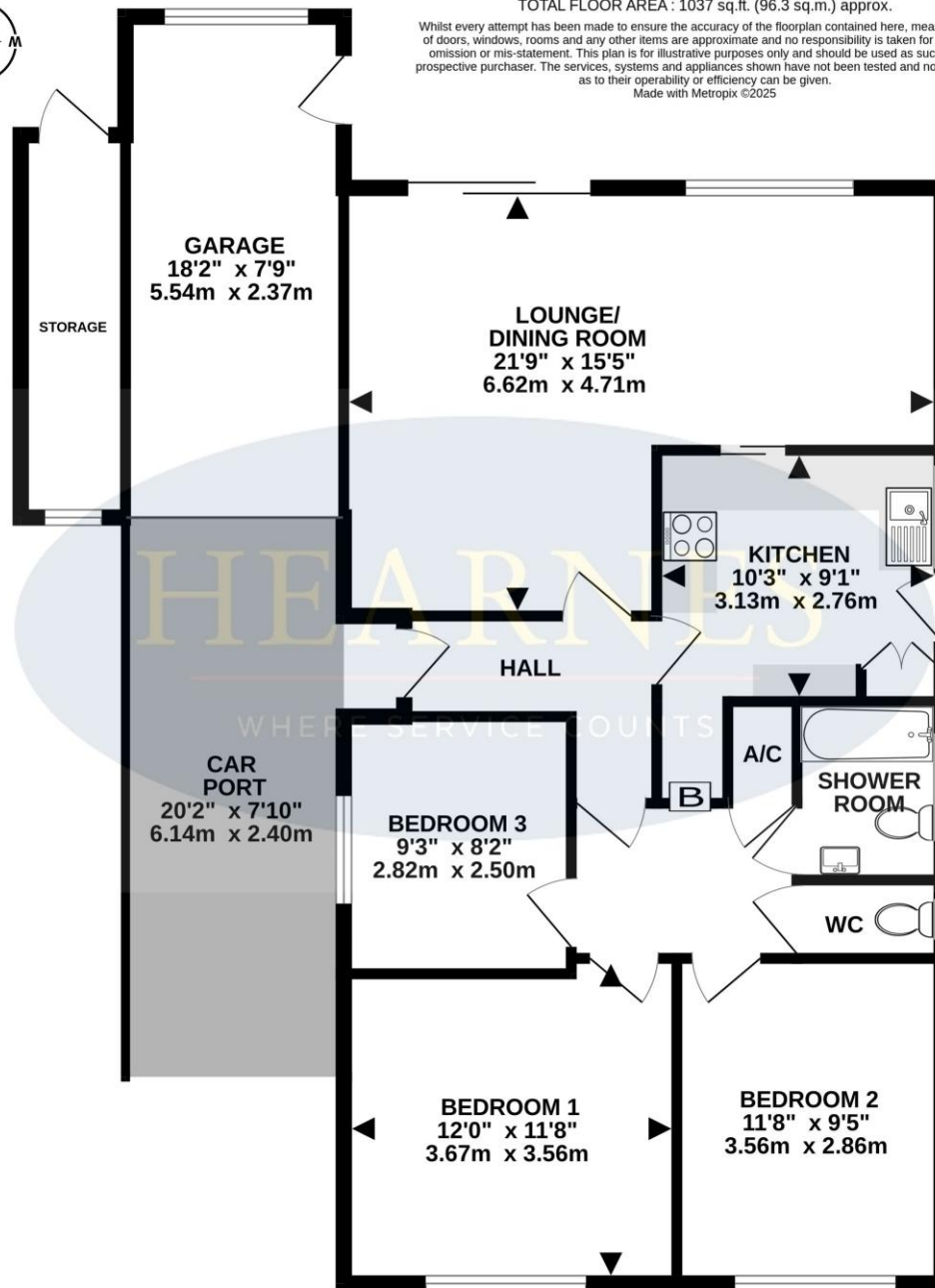




TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

