



HEARNES

WHERE SERVICE COUNTS

A stunning, fully refurbished semi-detached home situated in a highly convenient location within easy reach of Bournemouth town centre, Boscombe Spa and the award-winning sandy beaches. Having been comprehensively updated by the current owners to an exceptional standard, the property offers beautifully presented and versatile accommodation and is currently operated as a successful holiday let, whilst also representing an ideal family home or investment opportunity.

Upon entering the property through a large enclosed porch area a welcoming hallway leads to all accommodation arranged over two floors. The ground floor is centred around an impressive open-plan kitchen/dining room, ideal for both everyday living and entertaining, with direct access to the private and secluded rear garden. A bay-fronted living room provides a separate reception space, alongside a double bedroom/reception room and a modern ground floor shower room.

The spacious first floor landing offers three further generously sized double bedrooms, including a principal bedroom with a refitted en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a private rear garden providing a high degree of seclusion, along with a driveway offering off-road parking for several vehicles.

Council Tax Band - D

EPC Rating - 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
871 sq ft. (80.9 sq.m.) approx.

FIRST FLOOR
721 sq ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq ft. (147.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors or mis-statements. 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

