



HEARNES
WHERE SERVICE COUNTS

**Hood Crescent
Bournemouth, Dorset BH10 4DA**

FREEHOLD GUIDE PRICE

£350,000

“A well maintained and spacious family home with a 60ft garden offered with no chain”

This conveniently located and generous size three bedroom, two reception room detached family home with a ground floor cloakroom and a double glazed conservatory overlooking a 60ft enclosed rear garden, detached single garage and driveway providing generous off road parking.

The property has been owned by the current family for circa 60 years over which time the property has been well maintained. There is an enormous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents). The property now also comes to the market offered with no onward chain.

Hood Crescent is in the catchment for St Marks and Talbot Combined school and is also conveniently located for all the local amenities.

- **Three bedroom, two reception room detached family home with a 65ft garden and no chain**

Ground floor:

- **Good size entrance hall**
- **Lounge** with double glazed bay window to the front aspect
- **11ft x 11ft L-shaped kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, integrated oven and hob, integrated fridge and freezer, recess plus plumbing for washing machine, breakfast bar, understairs recess, double glazed window to the side aspect, double glazed door leading out into the conservatory and a further door leading through to the dining room
- **Dining room** with double glazed window to the front aspect and living flame coal effect gas fire
- **Conservatory** has double glazed windows overlooking the rear garden and double glazed door giving access
- **Ground floor cloakroom** finished in a white suite incorporating WC, wall mounted wash hand basin

First floor:

- **Bedroom one** is a generous size double bedroom with double glazed bay window to the front aspect, fitted drawer and cupboard storage and a fitted wardrobe with sliding doors
- **Bedroom two** is also a good size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors and an airing cupboard
- **Bedroom three** is a single bedroom with a double glazed window to the rear aspect
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, partly tiled walls
- The **rear garden** measures approximately 60ft in length and is fully enclosed
- Adjoining the rear of the property there is a **large, paved patio**. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a further gravel and paved area, potting shed and summerhouse
- A side gate opens onto a **side driveway**. A side driveway provides off road parking and in turn leads up to a detached single garage
- **Detached single garage** has a metal up and over door
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property is offered with no onward chain

Bournemouth town centre is located approximately 3.5 miles away.

Bournemouth offers an array of shops, restaurant and leisure facilities along with miles of sandy bathing beaches.

Ferndown's town centre is located approximately 4.5 miles away. Ferndown also offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: E

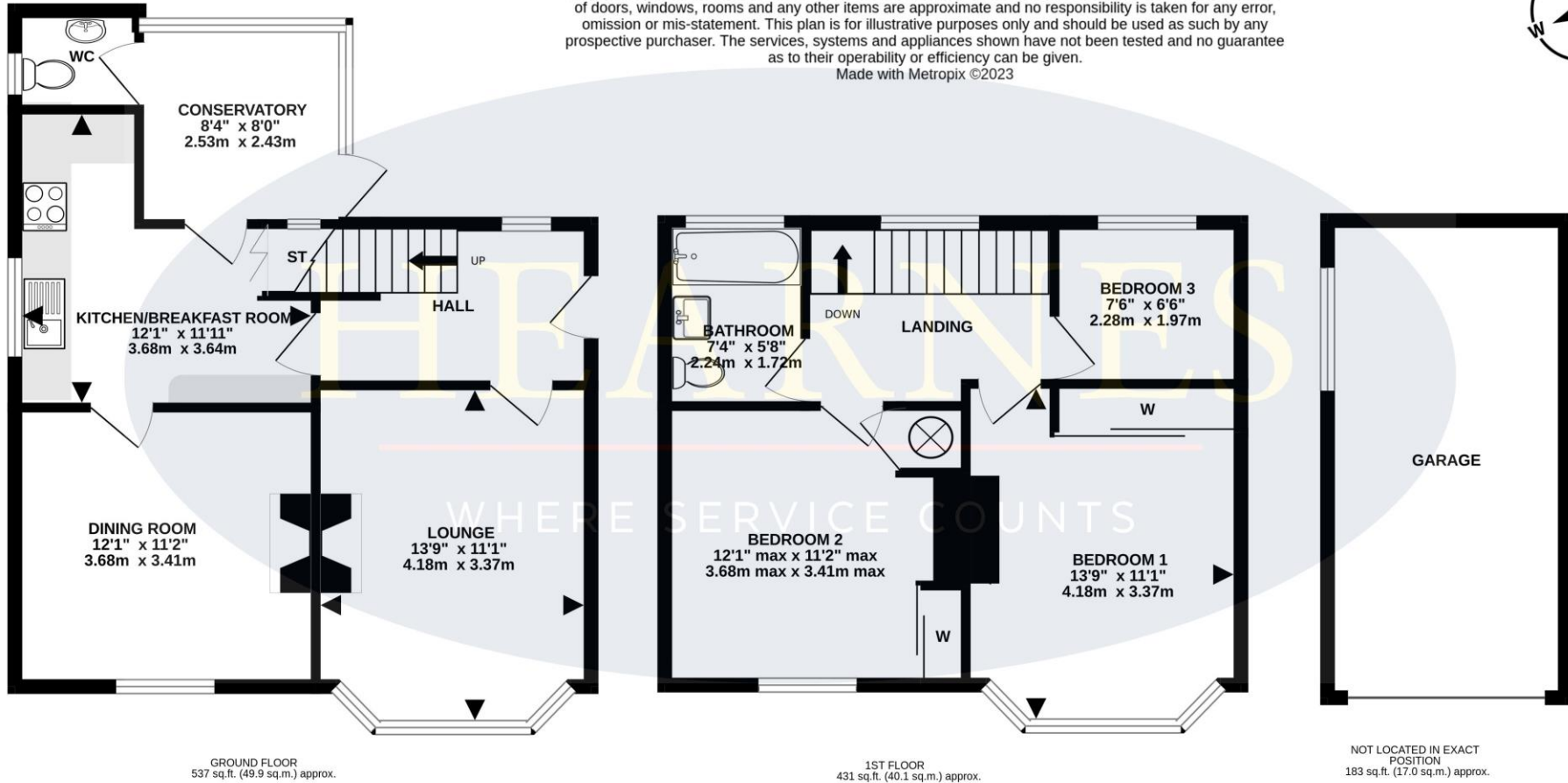
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

