



Autumn Road,
Bournemouth, Dorset, BH11 8TF

FREEHOLD GUIDE PRICE

£375,000

“A modern three storey town house a short distance from Knighton Heath Golf Course & Heathland walks”

A modern three storey town house providing three bedrooms and two bathrooms located in a convenient position a short distance from Knighton Heath Golf Course and Heathland Walks.

- **Modern three bedroom three storey town house with garage**

Ground floor:

- **Entrance hall** with access to the kitchen and stairs rising to the first floor
- **Kitchen/breakfast room** with a range of fitted units with adjoining worktops, space for breakfast table and chairs, integral oven, inset four ring hob with extractor over, sink unit with double glazed window above overlooking the garden, door to the patio area, plumbing for washing machine, space for fridge freezer, wall mounted boiler

First Floor:

- **Lounge/dining room** with double glazed windows to the front aspect, mock electric fireplace
- **Cloakroom** with WC and wash hand basin
- **Bedroom two** with a range of built in wardrobes, two double glazed windows to the rear aspect

Second Floor:

- **Bedroom one** with a double glazed window to the front aspect, door leading to the ensuite
- **En-suite shower room** with a matching white suite incorporating shower cubicle, WC and pedestal wash hand basin with tiled splashbacks
- **Bedroom three** with a double glazed window to the rear aspect
- **Family bathroom** with a matching white suite comprising panelled bath, WC and pedestal wash hand basin with tiled splashbacks

Outside:

- The **rear garden** is laid mainly to lawn with a private patio and pathway to a partially enclosed section with raised wooden decking backing onto Knighton Heath Golf Course enclosed by timber fencing to both sides and mature trees to the rear
- A shared driveway provides access to two other similar houses where a vehicle can be parked in front of the garage and there is an additional private parking space opposite
- **Garage** with up and over door

The property is located within easy reach of the local shops and amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 4 miles away. Poole is located approximately 4 miles away and the town centre of Bournemouth is located approximately 5 miles away.

COUNCIL TAX BAND: D

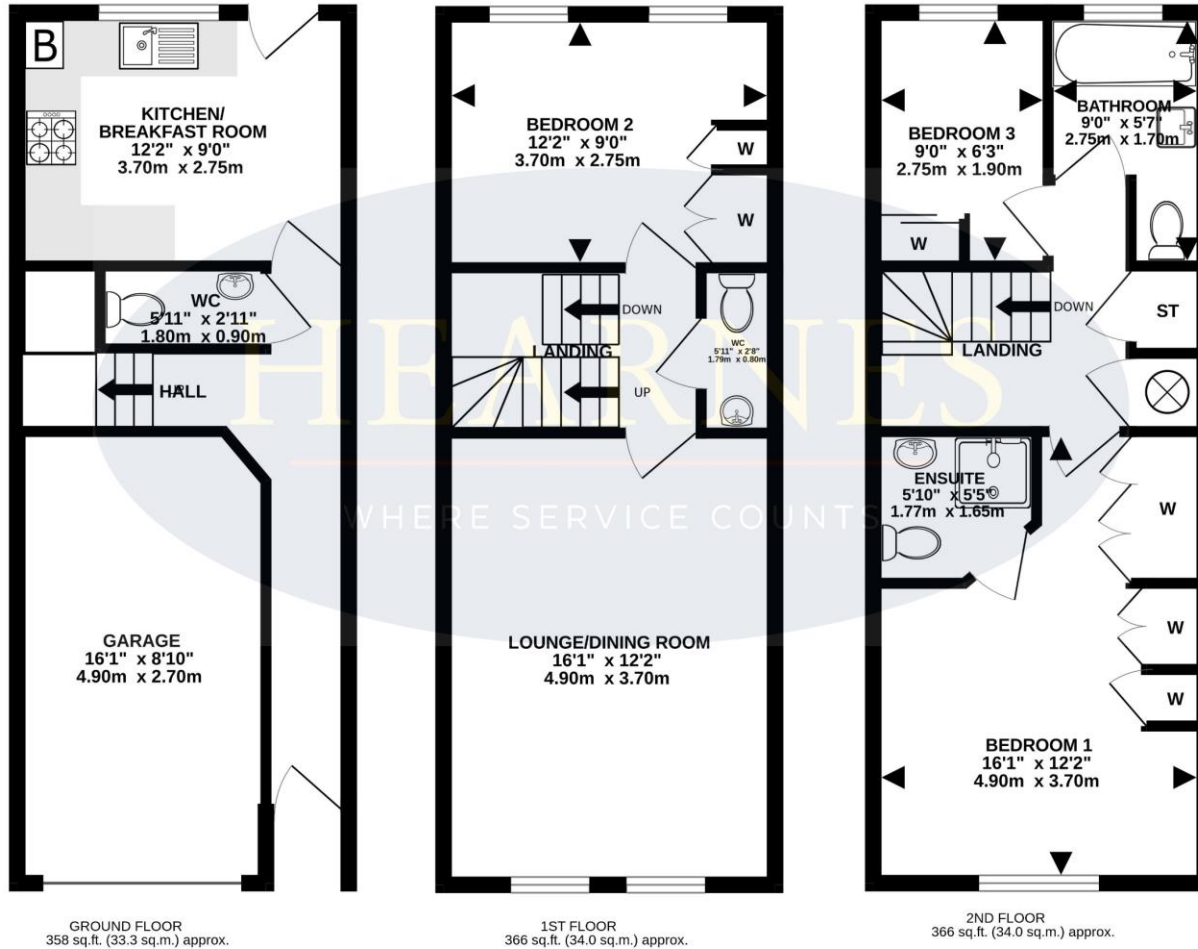
EPC RATING: D

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 : 1090 sq.ft. (101.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

