



HEARNES

WHERE SERVICE COUNTS

A three bedroom house located in a highly sought after residential and school catchment location on the outskirts of Bournemouth and within easy reach of the Town Centre and main transport links. The property has been superbly maintained by the current owner and features a kitchen/breakfast room, modern fitted family bathroom and recently fitted heating system. Further benefits include a private rear garden and off road parking.

On entering the property an entrance hall, with stairs leading to the first floor landing, leads into a spacious living room which overlooks and provides access, via double doors, to the rear garden. A separate kitchen/breakfast room overlooks the front aspect and offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances.

Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms whilst the third bedroom would make an ideal home office or nursery. Completing the accommodation is a modern fitted family bathroom comprising a wash hand basin and bath with shower over along with a separate WC.

Externally the property features a private, low maintenance garden with a patio seating area adjoining the rear of the property whilst to the front there is the benefit of off road parking.

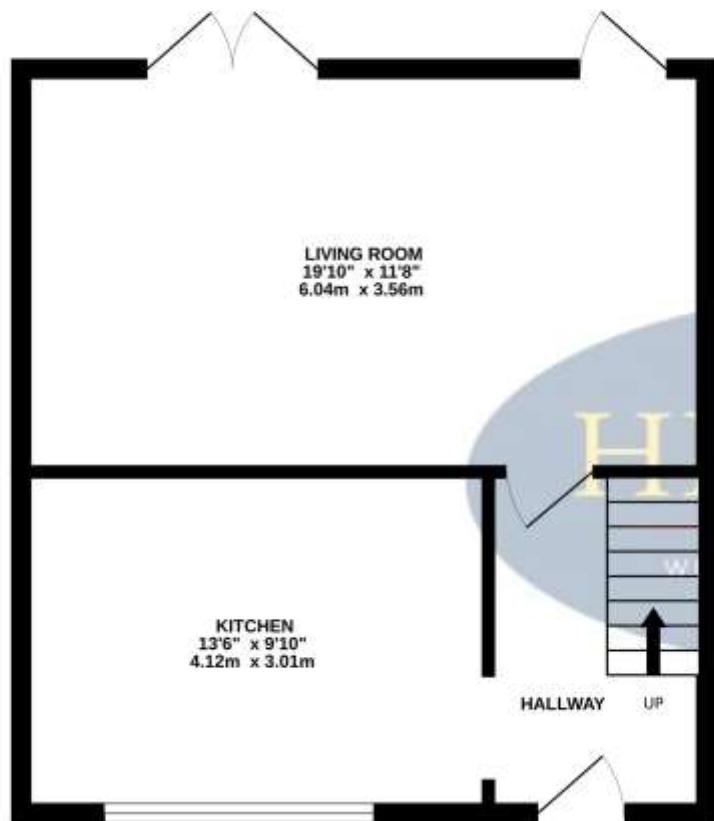
EPC RATING: D

COUNCIL TAX BAND: B

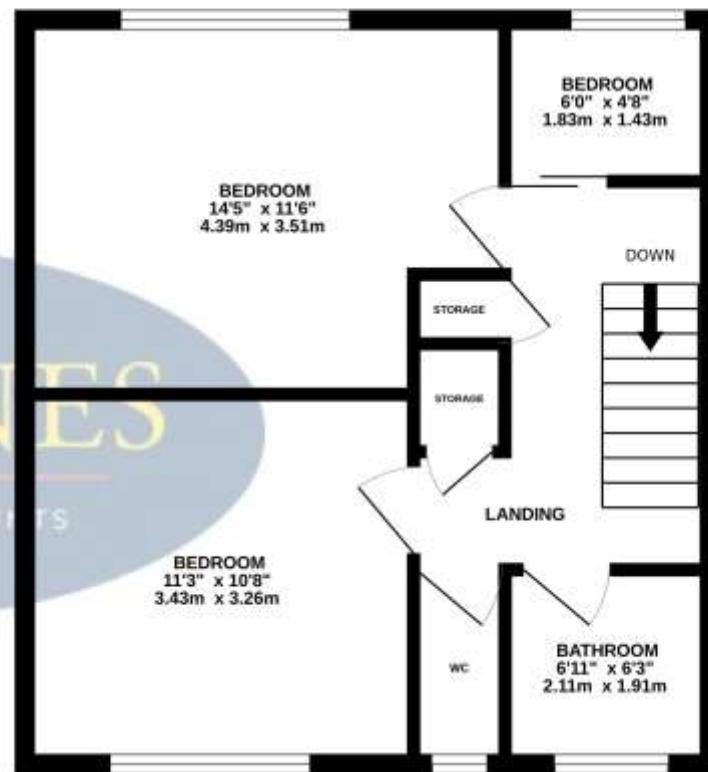
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
426 sq.ft. (39.6 sq.m.) approx.



FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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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