



HEARNES

WHERE SERVICE COUNTS

A superbly presented four-bedroom detached character home with an additional loft room, situated in a sought-after residential location within easy reach of Bournemouth Town Centre and Queens Park. The property boasts an attractive entrance hall, two spacious reception rooms, a separate kitchen, an established private rear garden, and off-road parking.

On entering the property a enclosed porch leads into a attractive feature hallway and all downstairs accommodation. To the front aspect a living room with feature bay window. To the rear of the property a spacious dining room room overlooks and provides access to the rear garden through double doors. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface. The ground floor accommodation is complete with a WC.

Situated on the first floor are four bedrooms and stairs leading up to a addiotnal loft room. The accommodation is complete with a fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

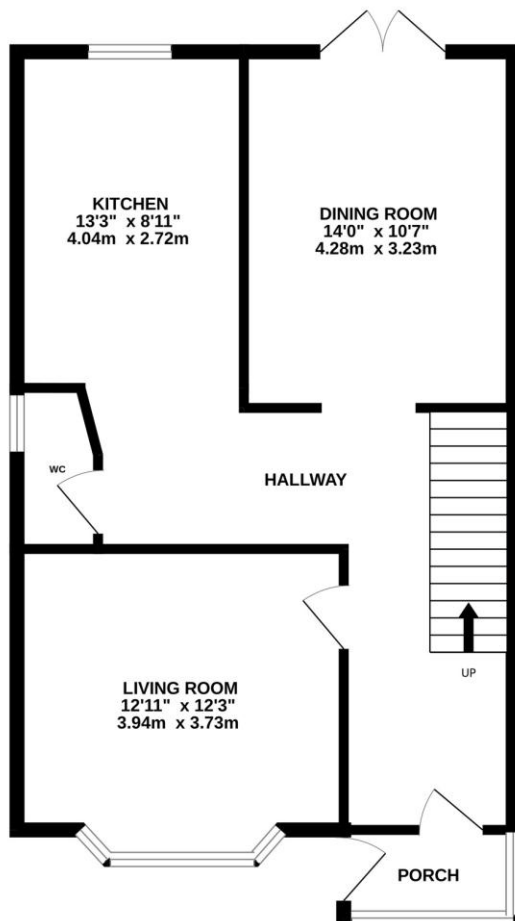
To the front of the property is a hardstanding driveway providing off-road parking for two vehicles. The fully enclosed rear garden is mainly laid to lawn, complemented by a stone-built patio ideal for entertaining, a greenhouse, and an outside tap.

COUNCIL TAX BAND: C EPC RATING: D

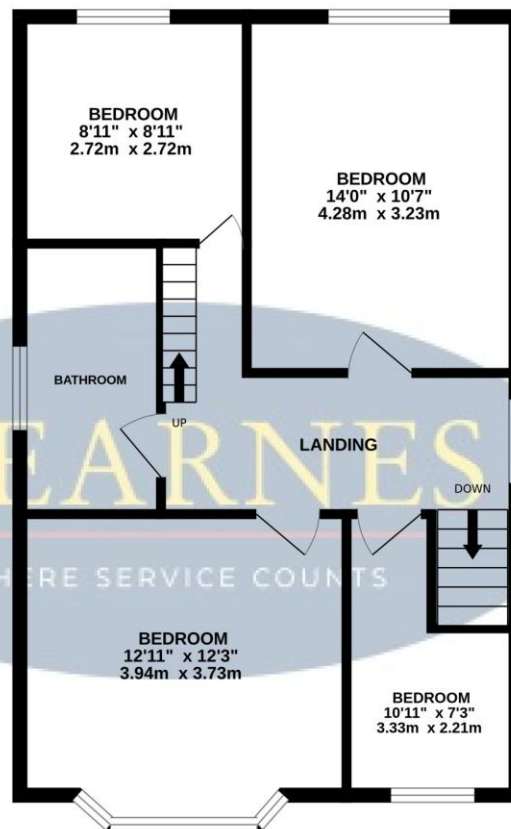
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnies Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



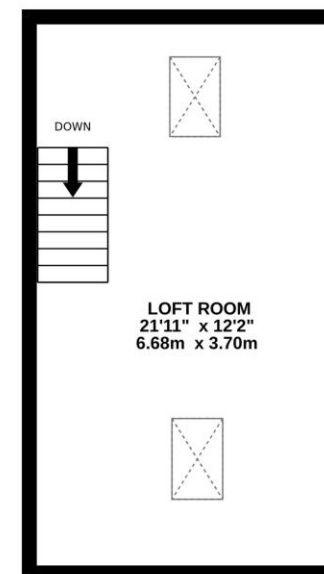
GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



FIRST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



SECOND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

