



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three bedroom detached bungalow situated on a spacious plot nestled in a popular residential location. Its convenient proximity to excellent local schooling and easy access to Bournemouth Town Centre, Winton High Street, and local playing fields makes it a sought-after property. The property features three well-presented and spacious bedrooms, living room, conservatory, kitchen/breakfast room, sunny aspect rear garden and garage. Offered for sale with no onward chain.

On entering the property through an attractive character door with stained glass you are met by a spacious entrance hallway leading to all accommodation. A bright and airy kitchen/breakfast room is fitted with a range of floor and eye level units along with space for a full range of kitchen appliances leads into a WC and access to the rear garden. A separate living room leads onto a conservatory with further access onto the garden and patio area.

To the front aspect there are two impressive double bedrooms benefitting from character bay windows. A third single bedroom would also make a perfect larger study or playroom. All three bedrooms are served by a bathroom with WC, hand washbasin and bath with shower over.

The property is situated on a spacious plot offering a generously sized rear garden that enjoys both a lawn and patio area with clearly defined borders. To the rear of the garden are double gates leading onto a paved area allowing for further vehicle parking if required. At the front of the property a paved driveway has off road parking for two vehicles.

COUNCIL TAX BAND: C

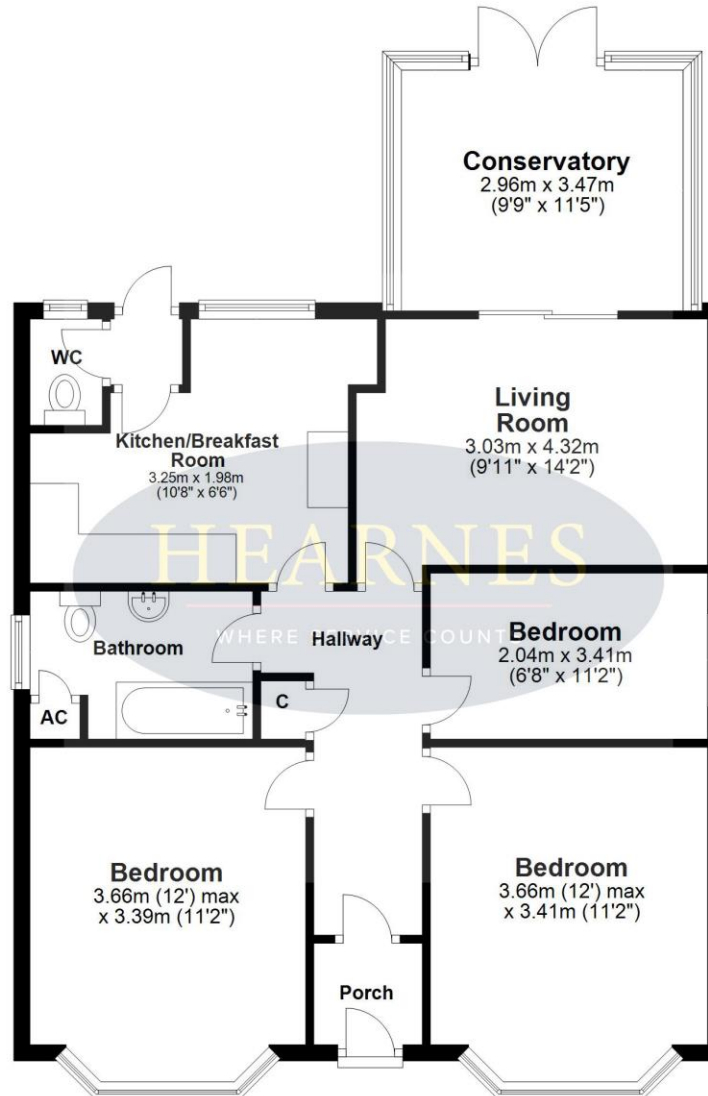
EPC RATING: D

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

Approx. 90.4 sq. metres (973.4 sq. feet)



Total area: approx. 90.4 sq. metres (973.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

