



HEARNES
WHERE SERVICE COUNTS

A superbly presented three-bedroom detached character house situated in a popular residential area with excellent school catchment. The property has been recently fully refurbished by the current owners and boasts an impressive open-plan kitchen/dining room, a spacious living room, off-road parking, and a private rear garden. It is ideally located within easy reach of Bournemouth Town Centre, local amenities, and transport links.

Upon entering the property, you are greeted by a porch leading into a bright and airy hallway, providing access to all ground floor accommodation and stairs to the first floor. At the front of the property, there is a living room featuring an attractive bay window and a charming fireplace. To the rear, you'll find a modern open-plan kitchen/dining room, along with a storage cupboard. The kitchen is equipped with a range of base and eye-level units, a contrasting work surface, an integrated induction hob, and an oven, with additional space for white goods.

The spacious first-floor landing gives access to three bedrooms and a modern family shower room. The principal bedroom is a generously sized double with a bay window and a feature fireplace. Bedroom two, which overlooks the rear garden, is also a double, while bedroom three is another double room. The beautifully refitted shower room is equipped with a bath and shower overhead, WC, and a hand wash basin.

Externally, the private rear garden features two large patio seating areas that enjoy plenty of evening sun, offering ample space for al fresco dining. The remainder of the garden is mainly laid to lawn. At the front of the property, there is off-road parking with side access through wooden gates.

COUNCIL TAX BAND: C

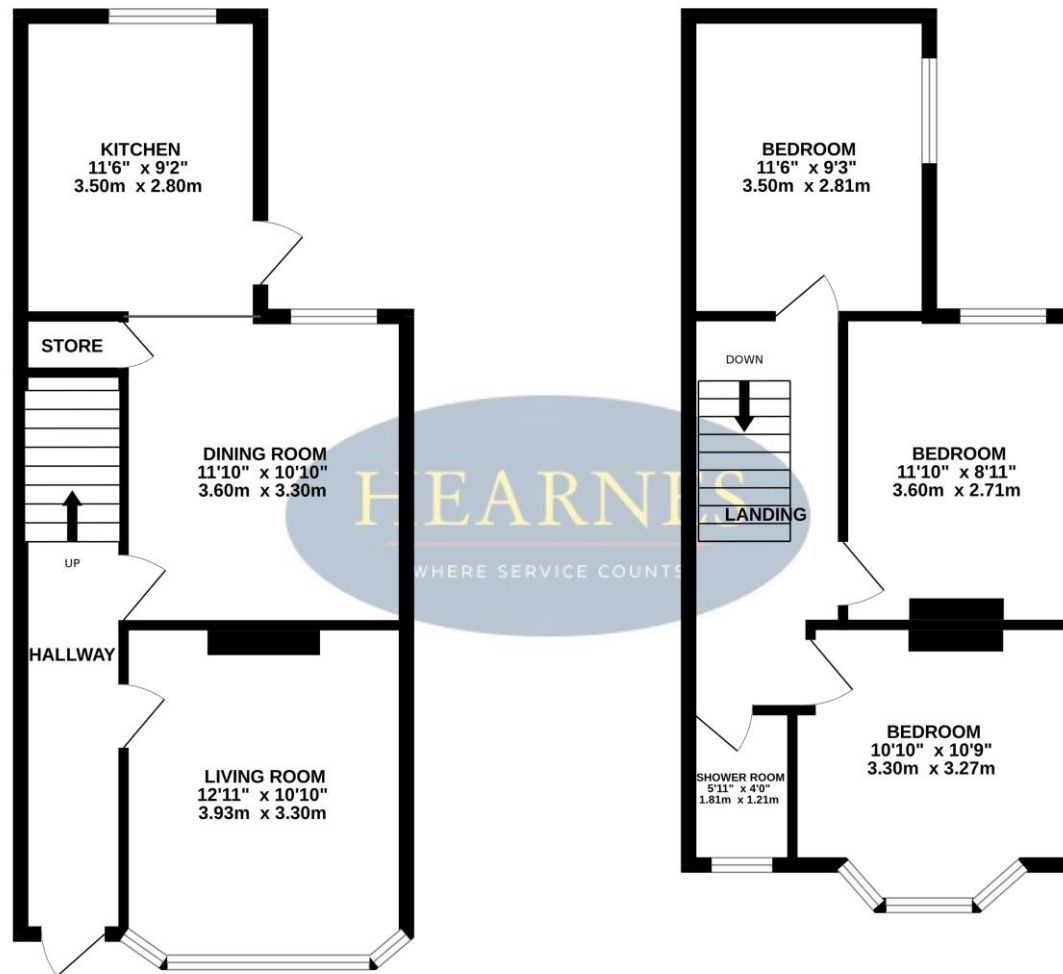
EPC RATING: TBC

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
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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

