



**HEARNES**  
WHERE SERVICE COUNTS



A spacious three double bedroom detached character house located in a popular residential location within easy reach of Bournemouth Town Centre and main transport links including mainline train station. The property has been superbly maintained by the current owner and features a ground floor WC, kitchen/breakfast room, two generously sized reception rooms and off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads to the property's two spacious reception rooms both of which overlook the front aspect and feature original fireplaces. A separate kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of integrated appliances along with providing access to the rear garden. Completing the ground floor is a WC.

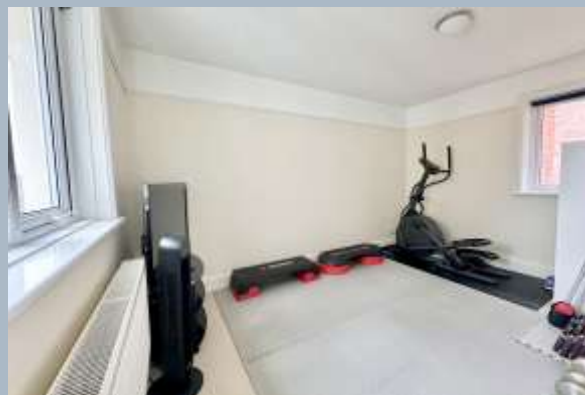
Situated on the first floor are the property's three bedrooms, all of which are generously sized double rooms with two of the bedrooms also featuring original fireplaces. The accommodation is complete with a family bathroom comprising a wash and basin, bath and separate shower enclosure along with a separate WC.

Externally the rear garden is mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front the property benefits from off road parking.

**EPC: TBC**

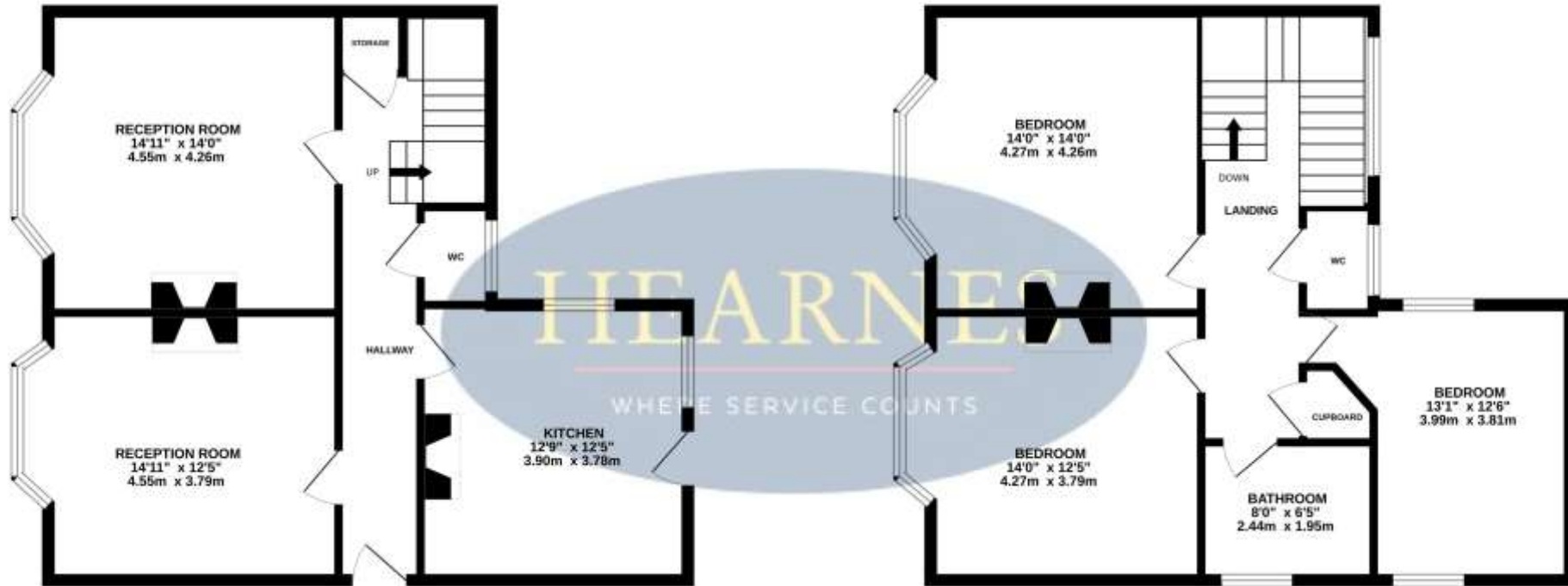
**Council Tax Band: D**

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  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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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



