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HEARNES

WHERE SERVICE COUNTS

A spacious, detached bungalow occupying a generous plot in a popular residential location. Its convenient proximity to excellent local schools and easy access to Bournemouth Town Centre, Winton High Street, and local playing fields make it a sought-after property. The property features two/three well-presented and spacious bedrooms, a living room, an open-plan kitchen/dining room, a sunny rear garden, and a detached garage.

Upon entering the property, an open hallway provides access to all ground-floor accommodation. There are two spacious double bedrooms, both overlooking the front aspect. The recently refitted open-plan kitchen, with underfloor heating, includes a range of base-level units, space for white goods, and a door leading to the rear of the property. From the kitchen area, the living room opens into a bedroom/reception room with sliding doors leading to the rear garden. Completing the ground floor is a modern shower room with a shower enclosure, WC, and washbasin.

On the first floor, two useful loft rooms offer ample storage. The property further benefits from a spacious rear garden, mainly laid to level lawn with paved areas and useful external storage, including a detached garage. A driveway provides parking for multiple vehicles.

COUNCIL TAX BAND: C

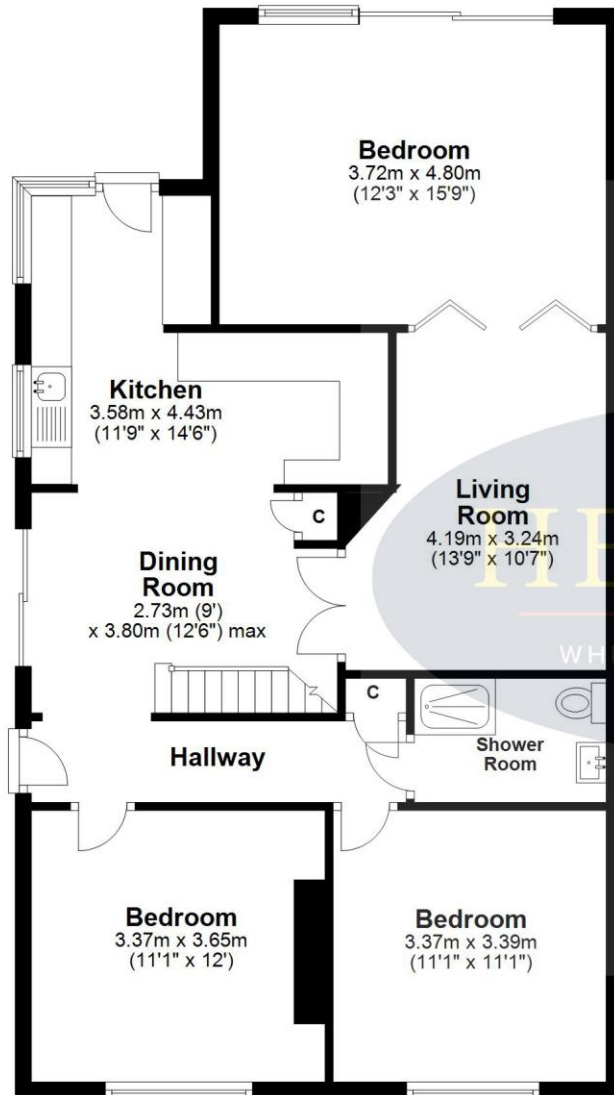
EPC: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



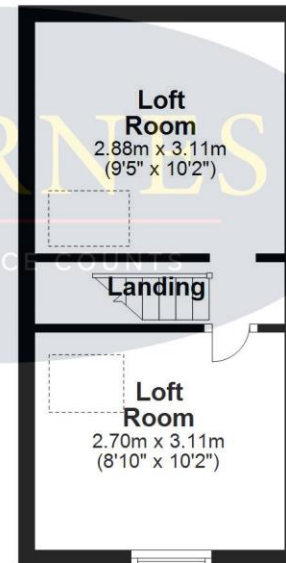
Ground Floor

Approx. 88.6 sq. metres (953.8 sq. feet)



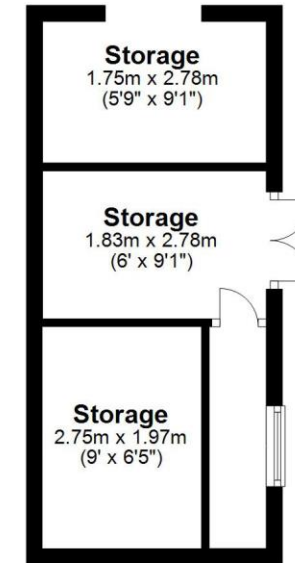
First Floor

Approx. 20.4 sq. metres (219.1 sq. feet)



Outbuilding

Approx. 18.1 sq. metres (195.3 sq. feet)



Total area: approx. 127.1 sq. metres (1368.1 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.

