



HEARNES
WHERE SERVICE COUNTS

A well presented detached three bedroom character home located in a premier residential location within easy reach of excellent local schooling and Bournemouth Town Centre. The home offers spacious living accommodation benefitting from an impressive open plan kitchen/dining room. Further features include an integral stores, ample off-road parking and sunny aspect rear garden.

On entering the property there is a spacious and welcoming hallway providing access to all ground floor accommodation, a useful utility cupboard, and stairs rising to the first floor. The living room features an attractive bay window overlooking the front aspect. To the rear, the open-plan kitchen/dining room is fitted with a range of modern base and eye-level units, with space for appliances and a breakfast bar. A side door provides access to two covered store areas leading to the front and rear of the property. A generous dining/living area opens onto the rear garden through double doors.

On the first floor, the landing provides access to three bedrooms and the bath/shower room. The primary bedroom is a generous double with ample space for wardrobes and a feature bay window overlooking the front aspect. Bedroom two is a spacious double overlooking the rear, while bedroom three is a well-sized single room. The bath/shower room is fitted with a four-piece suite comprising a bath, shower enclosure, WC, and wash basin.

To the rear of the property is a generous, secluded garden enjoying a southerly aspect. The garden is predominantly laid to lawn with a patio area adjoining the rear of the house. To the front of the property there is a paved driveway providing ample off-road parking and leading to both covered store areas.

COUNCIL TAX BAND:D

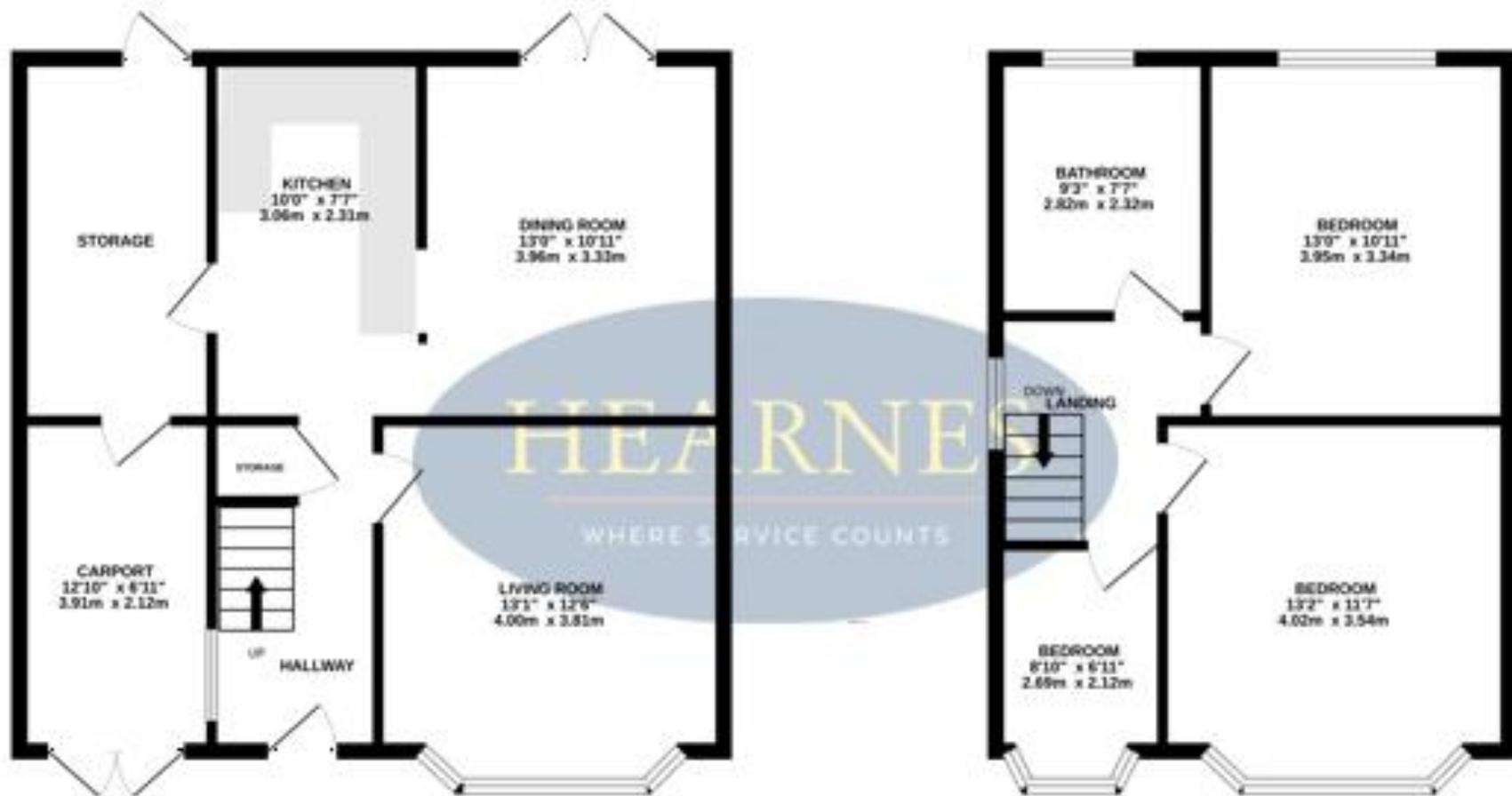
EPC RATING:D

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
644 sq. ft. (59.8 sq. m.) approx.

FIRST FLOOR
476 sq. ft. (44.2 sq. m.) approx.



TOTAL FLOOR AREA: 1120 sq. ft. (104.0 sq. m.) approx.

While 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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