



HEARNES

WHERE SERVICE COUNTS



A beautifully presented detached home located in a popular and convenient area, close to highly regarded schools, Castle Point Shopping Centre, JP Morgan, and Bournemouth Hospital. The property benefits from two generous double bedrooms, a modern kitchen and bathroom, and a private south-facing rear garden with outbuilding.

Upon entering, a welcoming hallway with original parquet flooring provides access to all accommodation. To the front, there is a spacious living room featuring a bay window, an open fireplace, and a pleasant outlook over the front garden. The modern kitchen is located at the rear, with a door leading directly to the garden. It is fitted with a range of base and eye-level units, a breakfast bar, integrated oven and hob, dishwasher, and space for a tall fridge/freezer.

Both bedrooms are well-proportioned doubles, enjoying views over the front and rear respectively. The family bathroom is fitted with a white suite comprising a bath, WC, and wash basin, with the added benefit of an additional storage cupboard in the hallway.

Externally, the front of the property features a neatly maintained garden and driveway parking, while the delightful south-facing low maintenance rear garden is laid to patio—ideal for relaxing or entertaining.

**EPC Rating – C**

**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  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of all 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 is given as to their operability or efficiency can be given.  
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