



HEARNES

WHERE SERVICE COUNTS

A well-presented, end-of-terrace character home situated in a popular and convenient location, within close proximity to sought-after local schools. The property is just 0.5 miles from Winton High Street, which offers a wide range of shops, bars, and restaurants, and only 2 miles from Bournemouth Town Centre, where you can enjoy high street shopping and access to award-winning sandy beaches.

Upon entering the property through an enclosed porch, you are greeted with access to the ground floor living areas and stairs leading to the first-floor landing. The ground floor features a separate living room with a charming bay window to the front aspect. At the rear, an open-plan fitted kitchen/breakfast room boasts a range of base and eye-level units with space for additional appliances. The kitchen opens into a conservatory, which leads directly to the south-facing rear garden.

The first floor comprises a landing that provides access to two double bedrooms and a shower room. The primary bedroom is a spacious double, featuring an attractive bay window to the front aspect and a dressing area. The second bedroom is also a double, overlooking the rear garden. The shower room includes a shower enclosure, WC, and wash hand basin.

Externally, the south-facing rear garden is landscaped and primarily paved, offering a low-maintenance outdoor space with a useful storage area. At the front, the property features a landscaped garden with a combination of shingle and paving. Ample on-street parking is available nearby.

COUNCIL TAX BAND: B

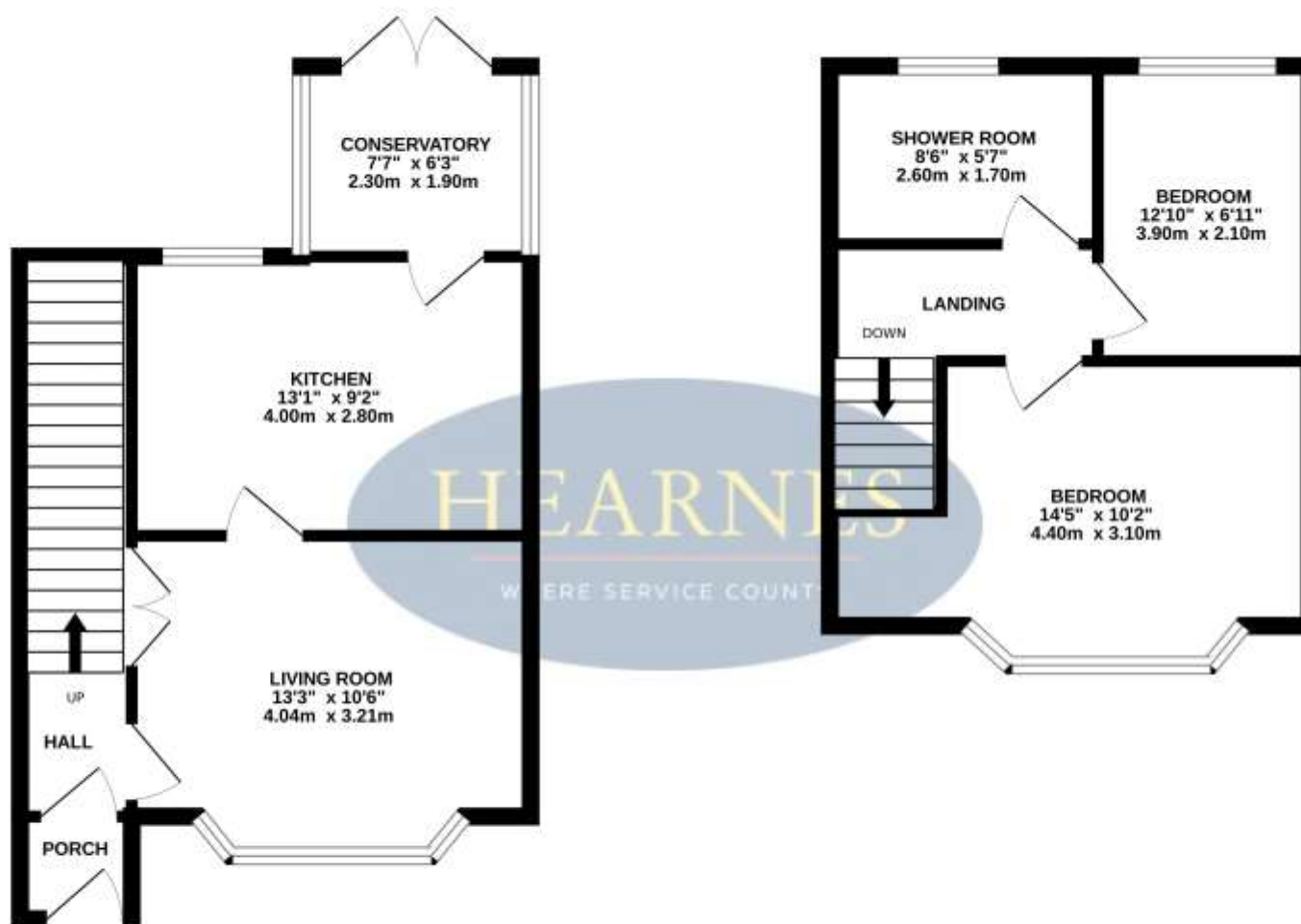
EPC RATING: TBC

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
378 sq.ft. (35.1 sq.m.) approx.

FIRST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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

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