



FOR SALE
HEARNES
122 OLD CHRISTCHURCH ROAD BOURNEMOUTH
01202 317317

HEARNES
WHERE SERVICE COUNTS

A spacious three bedroom detached character home located in a highly sought after residential school catchment location on the outskirts of Bournemouth Town Centre. The property features two reception rooms, garden room and large rear garden. Along with the additional benefit of ample off road parking and detached garage.

On entering the property a welcoming entrance hall with stairs leading to the first floor landing leads into a living room overlooking the front aspect and featuring a wood burning stove. A separate dining room to the rear of the property opens into a conservatory which overlooks and leads to the rear garden. A separate kitchen offers ample floor and wall mounted units with a matching work surface along with further access to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the properties three bedrooms, two of which are generously sized double rooms both benefitting from fitted wardrobes. A modern family bathroom completes the accommodation comprising a WC, wash hand basin and bath with shower over.

Externally a particular feature of the property is the large spacious rear garden, being mainly laid to lawn with a decked seating area adjoining the rear of the property. To the front of the property a block paved driveway provides ample off road parking with access to the side leading to a large detached garage.

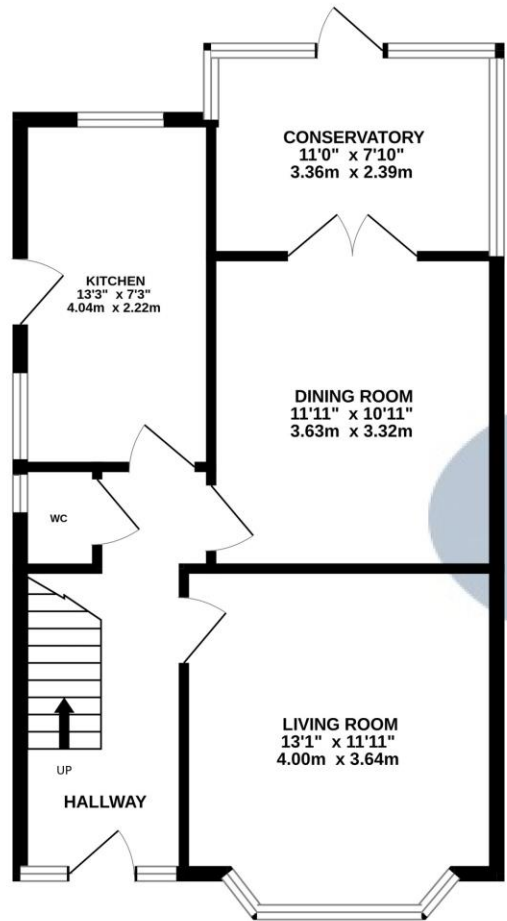
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COUNCIL TAX: D

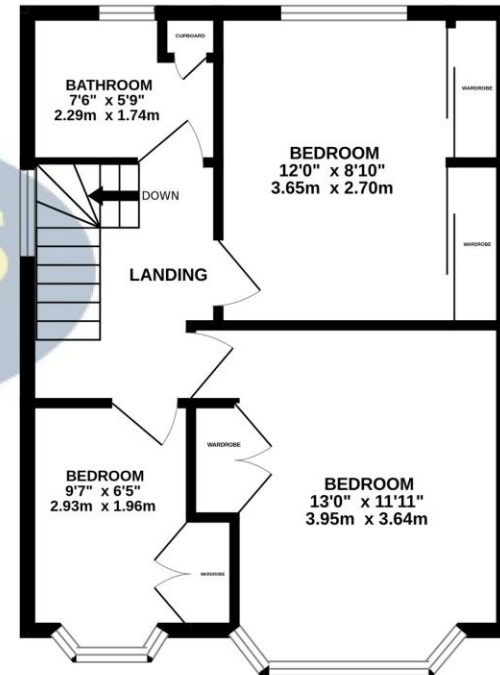
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
693 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

