



HEARNES
WHERE SERVICE COUNTS

An immaculately presented three bedroom detached character house located in a highly sought after residential and school catchment location whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners whilst featuring an open plan kitchen, spacious living/dining room, ground floor WC and modern family bathroom whilst also offering an impressive rear garden measuring approx. 100ft and off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living/dining room with bay window overlooking the front aspect along with a feature media wall. From the dining room, double doors lead into an open plan kitchen offering a comprehensive range of floor and wall mounted units, finished with a matching work surface, space for a range of kitchen appliances and double doors leading to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor is the property's three bedrooms, two of which are generously sized double rooms. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Externally a feature of the property is the impressive rear garden, measuring approx. 100ft in length whilst being mainly laid to lawn along with a patio seating area adjoining the rear of the property providing an ideal area for outdoor dining or entertaining. To the front the property benefits from off road parking with EV charging point.

EPC RATING: C

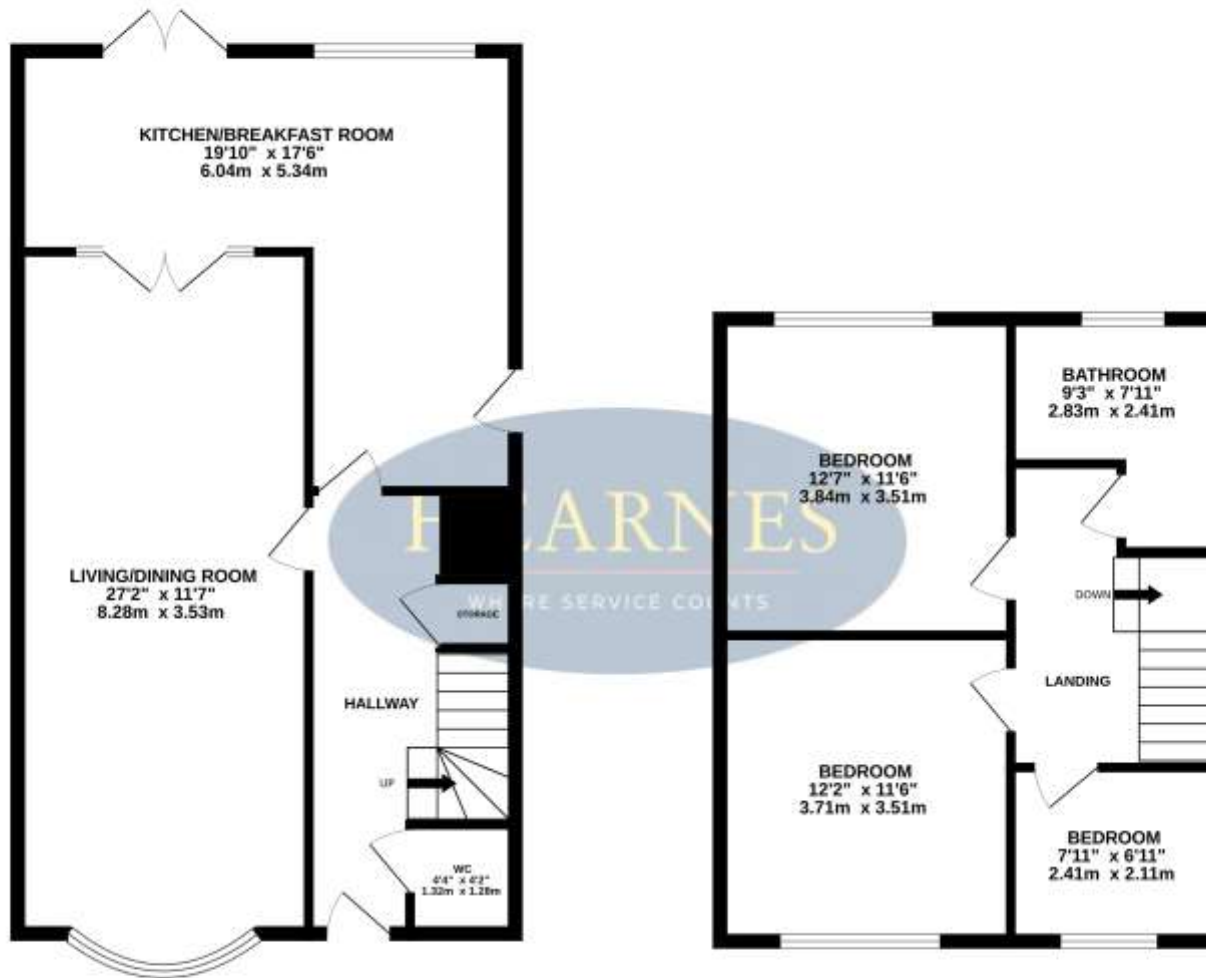
COUNCIL TAX BAND: D

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
669 sq.ft. (62.2 sq.m.) approx.

FIRST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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

