



**Parham Road, Bournemouth
Dorset, BH10 4BB**

FREEHOLD

A spacious four bedroom, two reception room detached home located in a quiet residential and popular school catchment location on the outskirts of Bournemouth whilst being within easy reach of the Town Centre and main transport links. The property has been superbly maintained by the current owners whilst offering ample and flexible living accommodation including two ground floor bedrooms, conservatory and modern fitted bathroom. The property further benefits from ample off road parking and a private rear garden.

On entering the property a welcoming hallway leads into a living room which overlooks the front aspect. A spacious dining room leads into a conservatory which overlooks and provides access to the rear garden and also leads to a WC. A spacious kitchen/breakfast room, also overlooking the rear garden, offers ample floor and wall mounted units finished with a matching work surface. The ground floor accommodation also features two double bedrooms, one of which is currently utilised as an additional living room. Completing the ground floor accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Situated on the first floor are the property's two remaining bedrooms, both of which are generously sized.

Externally the property features a private, low maintenance rear garden featuring a large decked seating area whilst to the front an attractive block paved driveway provides ample off road parking.

COUNCIL TAX BAND:D

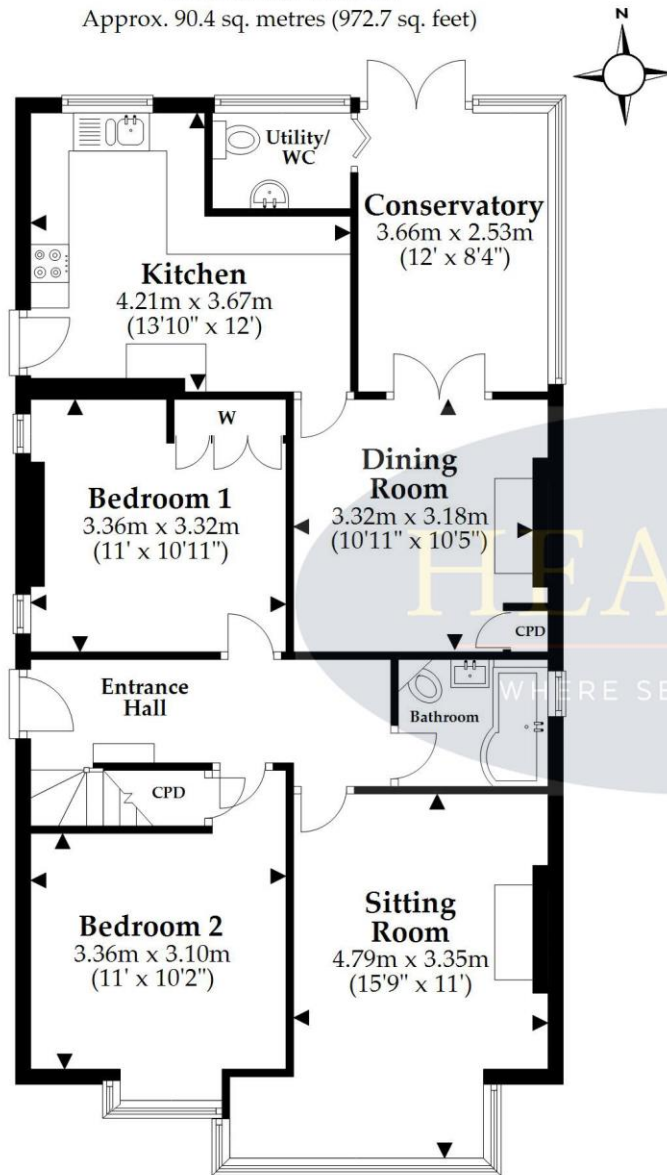
EPC:TO FOLLOW

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

Approx. 90.4 sq. metres (972.7 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



