



HEARNES

WHERE SERVICE COUNTS

Viscount Close, Bournemouth
Dorset BH11 9UL

FREEHOLD GUIDE PRICE

£250,000

“An extended end of terrace family home with a south facing, private garden and parking”

This immaculately presented, modernised and extended two bedroom end of terrace family home has been extended to create a dining room which overlooks a south facing, secluded garden. The property has also undergone a number of improvements and is offered in immaculate condition.

- **An extended two bedroom, end of terrace family home with parking**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **Modern kitchen** incorporating roll top work surfaces, base and wall units, integrated Bosch oven, hob and extractor, recess and plumbing for washing machine, recess for fridge/freezer, cupboard housing a replacement wall mounted gas fired boiler, fully tiled walls and double glazed window overlooking the front garden
- **Generous size lounge** with double glazed sliding patio door leading out into the dining room
- **Dining room** has a radiator allowing this room to be used all year round and has direct access out into the secluded, south facing rear garden

First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom benefitting from a fitted single and double wardrobe
- **Bedroom two** is a large single bedroom and has a fitted wardrobe with sliding doors
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, WC, wall mounted wash hand basin, fully tiled walls

Outside:

- **The rear garden** faces a southerly aspect, is fully enclosed and offers an excellent degree of seclusion. The garden has been landscaped for ease of maintenance and is mainly paved with a side path leading down to a side gate. Within the rear garden there is also a log cabin which has light and power
- **The front garden** has also been landscaped for ease of maintenance and incorporates an area of artificial lawn with path leading up to the front and side access. The front garden is fully enclosed
- The property is conveyed with **one allocated parking space**
- **Further benefits include;** double blazing and a gas fired heating system with replacement boiler

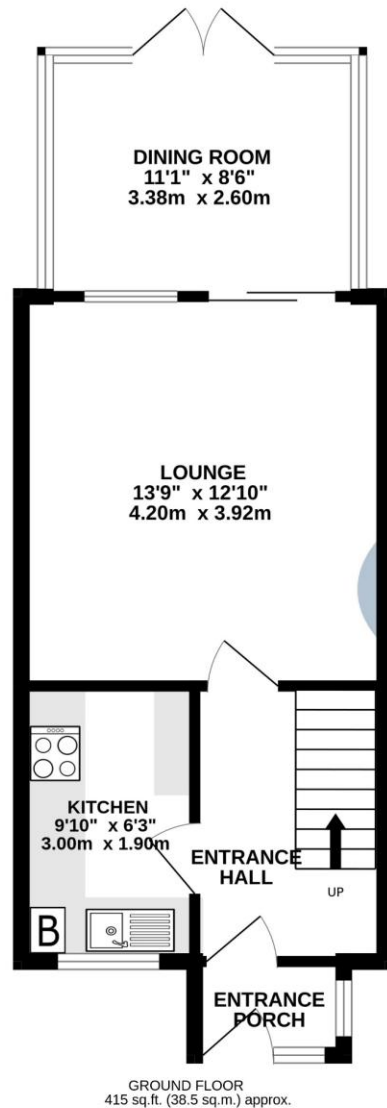
Ferndown's town centre is located approximately 3.5 miles away and offers an excellent range of shopping, leisure and recreational facilities. Bournemouth's town centre with its array of shops, restaurants and award winning sandy bathing beaches is located approximately 6 miles away.

COUNCIL TAX BAND: B

EPC: C

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TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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