



HEARNES

WHERE SERVICE COUNTS



A spacious three bedroom detached character house located in a premier residential and school catchment location on the outskirts of Bournemouth within easy reach of the Town Centre and main transport links. The property benefits from two generously sized reception rooms, en suite shower room to the master bedroom, off road parking and a private garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a living room overlooking the front aspect and featuring a wood burning stove. A separate dining room is situated to the rear of the property and provides access to the rear garden. A kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances.

Situated on the first floor are the property's three bedrooms, all of which are generous in size with the master bedroom benefitting from an en suite shower room. A modern fitted family bathroom completes the accommodation along with a paddle staircase providing access to a loft room.

Externally the property features a private rear garden being mainly laid to lawn with established borders and a patio seating area adjoining the rear of the property. There is also the benefit of off road parking which leads to a storage outbuilding.

**EPC RATING: D**

**COUNCIL TAX BAND: TBC**

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.



# Bentley Road, Bournemouth, BH9

Approximate Area = 1200 sq ft / 111.4 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

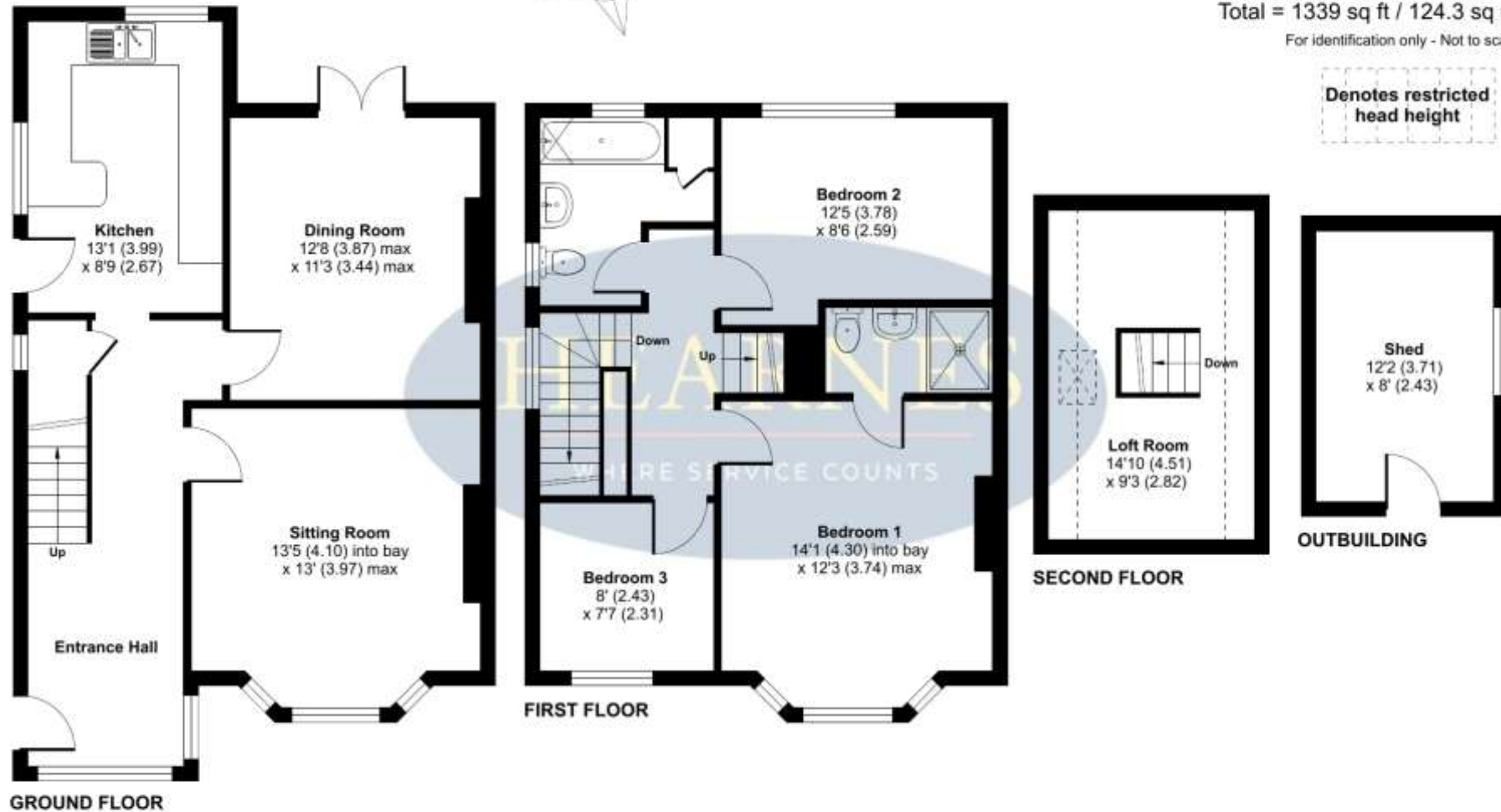
Outbuilding = 97 sq ft / 9 sq m

Total = 1339 sq ft / 124.3 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnest Bournemouth Estates Ltd. REF: 1262417

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



