



HEARNES
WHERE SERVICE COUNTS

An immaculately presented three double bedroom, two bath/shower room town house situated within a popular residential location only a short distance from Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property has been maintained and updated to a superb standard by the current owners and features a secure garden, covered allocated parking and high specification kitchen and bathrooms.

On entering the property a welcoming entrance hall with stairs leading to the first floor landing leads into a generously sized living/dining room which overlooks and provides access to the rear garden via double doors. A modern fitted kitchen offers a range of floor and wall mounted units, finished with a matching work surface and space for appliances. The ground floor accommodation is complete with a ground floor WC.

On the first floor are two of the property's bedrooms both of which are generously sized double rooms and are served by a modern family bathroom comprising a wash hand basin, WC and bath with shower over.

Situated on the second floor is the impressive master bedroom which is a spacious double and served by an ensuite shower room comprising a WC, wash hand basin and walk-in shower enclosure.

Externally the property features a low maintenance private garden which is mainly laid to artificial lawn with a rear gate access leading to an allocated covered parking space.

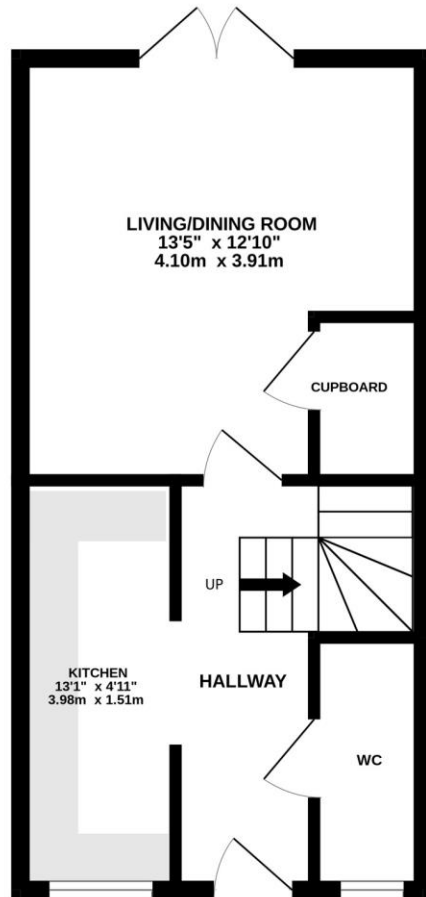
COUNCIL TAX BAND: C

EPC: TBC

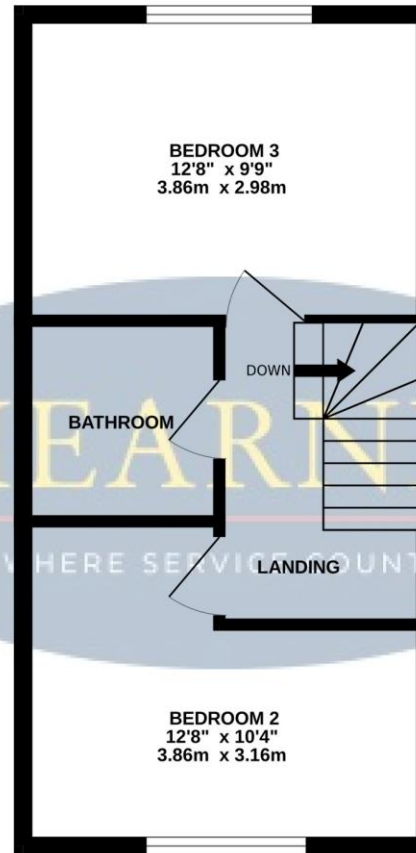
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



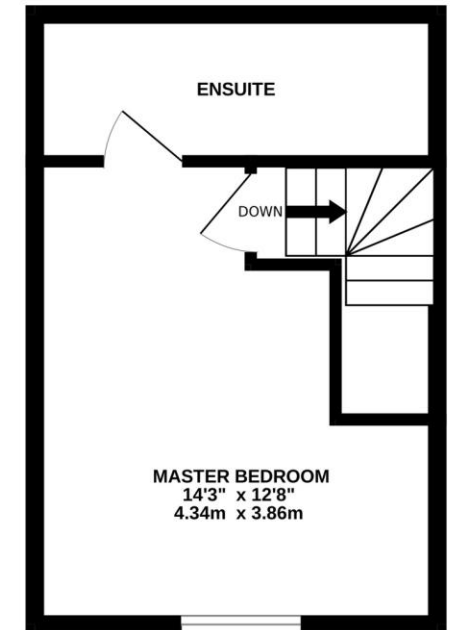
GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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

