



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three/four bedroom, two bathroom character home situated on the outskirts of Bournemouth Town Centre and within a moments walk of Winton High Street and Talbot Woods. This spacious maisonette offers generous living accommodation benefitting from two reception rooms with bay windows, refitted kitchen. Externally the property offers ample off road parking and a large private rear garden.

On entering the property via a private entrance stairs rise to a spacious first floor landing, providing access to all first floor living accommodation. A living room with feature bay window and fireplace overlooks the front aspect. The second reception room currently used for dining would make a perfect additional bedroom. A recently refitted kitchen offers a range of floor and eye level units finished with a contrasting work surface whilst offering a range of fitted appliances. Completing the first floor accommodation is a double bedroom overlooking the rear garden.

The second floor benefits from a useful storage cupboard, eaves storage and two bedrooms that are served by a bathroom comprised of hand wash basin, WC and bath.

Externally a useful shed gives access to a large private rear garden with raised decking area adjoining the rear. To the front a tarmac drive way has ample parking for vehicles.

EPC Rating - D Council Tax Band - B

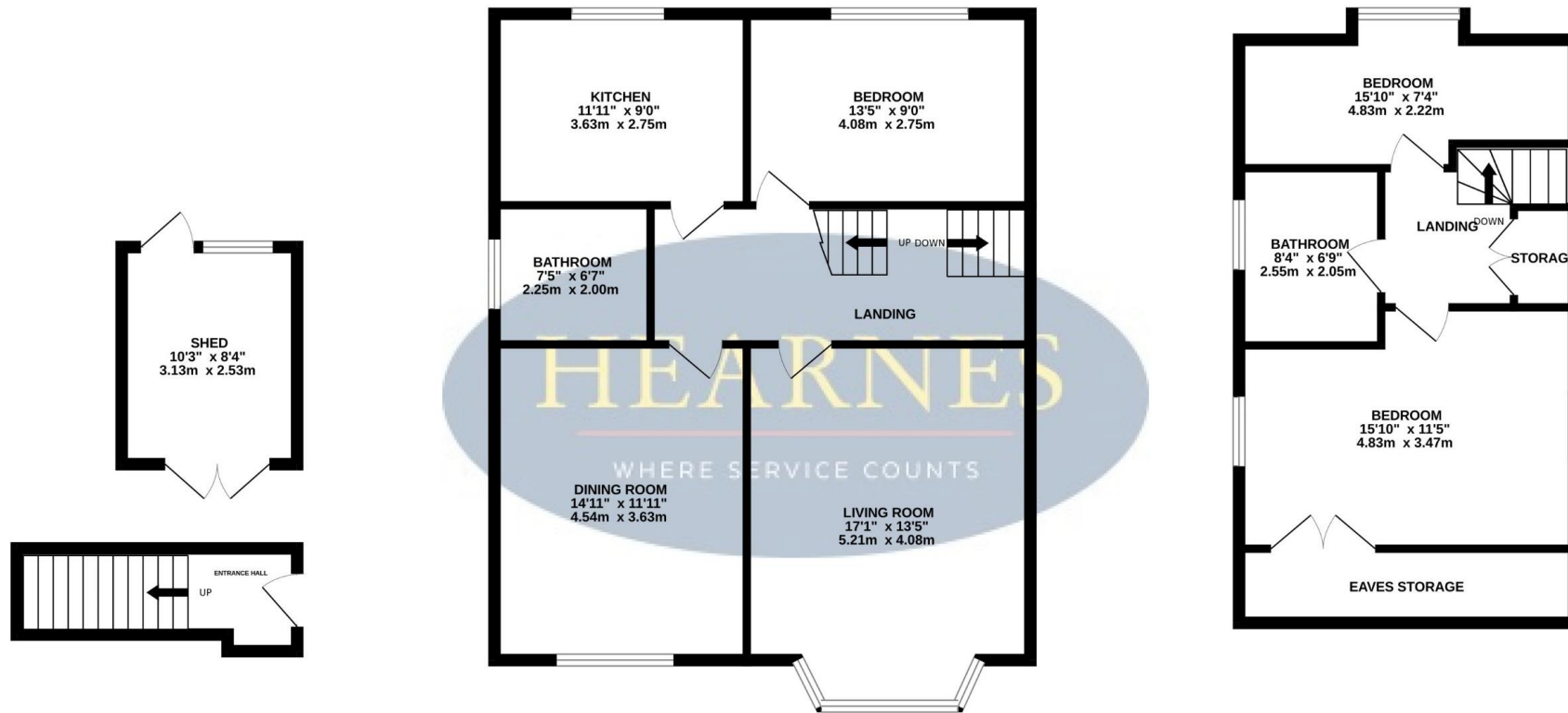
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
142 sq.ft. (13.2 sq.m.) approx.

FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.

SECOND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

