



**HEARNES**  
WHERE SERVICE COUNTS

A very attractive three bedroom detached home situated in a highly sought-after location within popular school catchments and easy reach of both Tuckton and Southbourne High Streets offering a range of individual bars, shops and restaurants. Exceptionally well-maintained by the current owner the property offers spacious accommodation and features two reception rooms, separate kitchen along with off-road parking and a private rear garden. The property offers a perfect opportunity for further modernisation and refurbishment.

On entering the property, a porch opens into a welcoming hallway and stairs leading to the first-floor landing. The first of two reception rooms is the sitting room with box bay window room overlooks the front aspect. To the rear of the property a spacious dining room leads onto a separate kitchen offering a range of floor and wall mounted units finished with a contrasting work surface, integrated gas hob and over along with space for further appliances. The kitchen provides access to the rear garden and side of the property with the ground floor accommodation is completed with a useful storage cupboard.

The first-floor landing leads to the property's three double bedrooms, the master bedroom benefitting from fitted wardrobes and draws. The accommodation is complete with a fitted family bathroom with wash hand basin and WC.

Externally the property features a landscaped rear garden being mainly laid to patio a garden shed adjoining the rear of the property. To the front of the property a driveway provides ample off-road parking.

**EPC Rating - E**

**Council Tax Band - D**

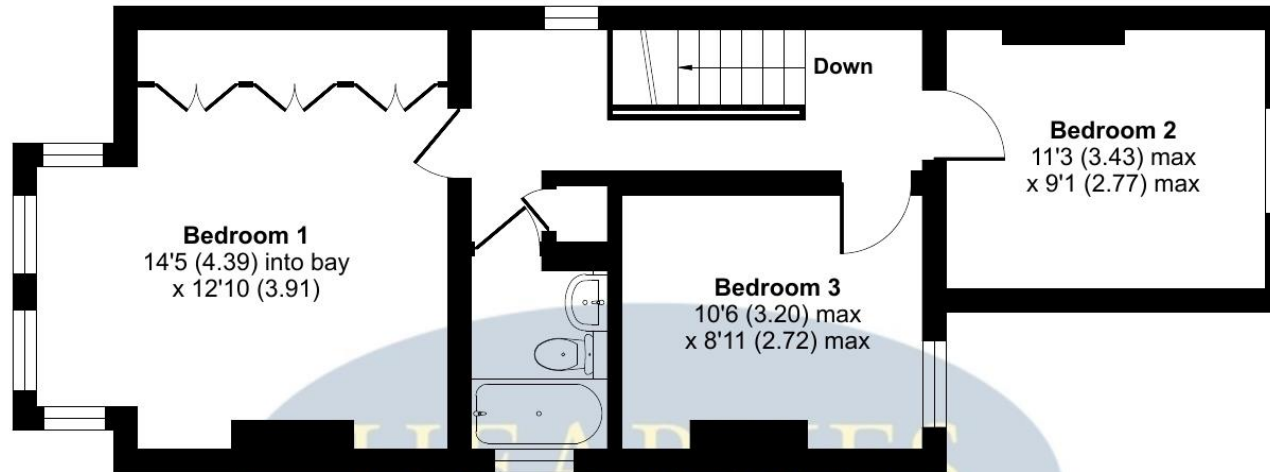
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



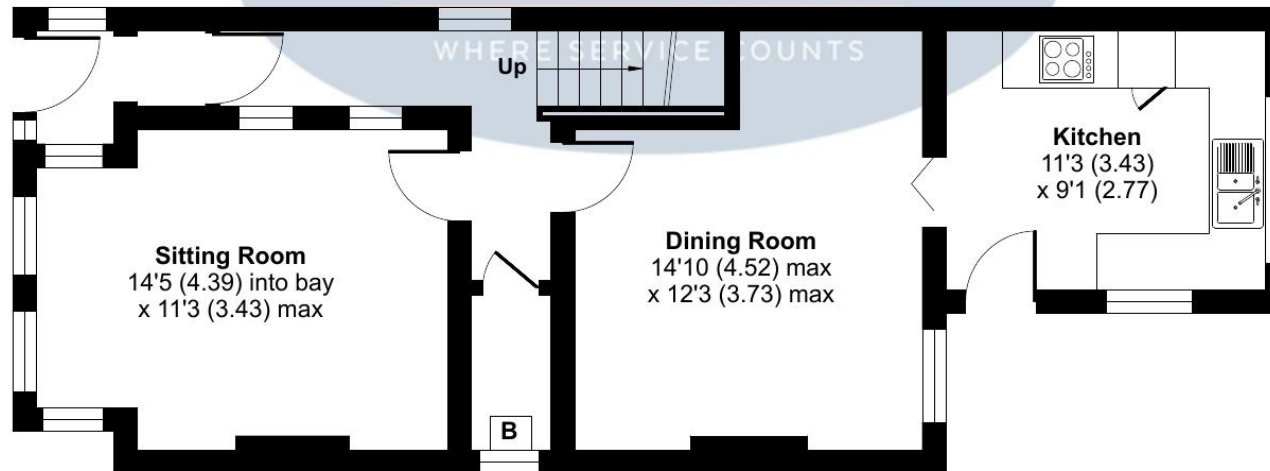
# Fenton Road, Bournemouth, BH6

Approximate Area = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnes Bournemouth Estates Ltd. REF: 1061435

