

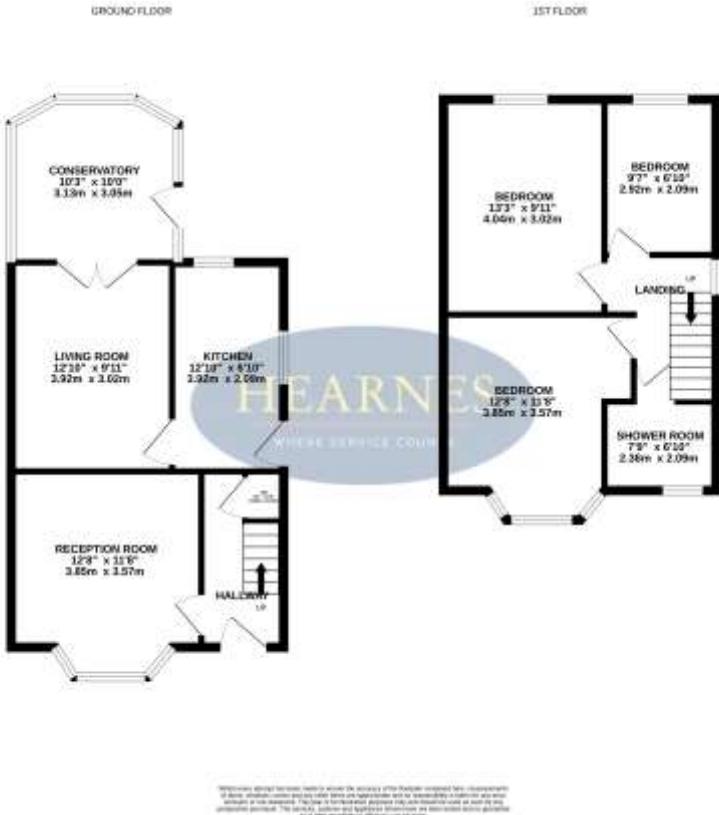
HEARNES

WHERE SERVICE COUNTS



A SPACIOUS three bedroom DETACHED CHARACTER HOME located in a POPULAR residential location within easy reach of BOURNEMOUTH TOWN CENTRE. Offering kitchen, TWO RECEPTION ROOMS, CONSERVATORY and PRIVATE LANDSCAPED rear garden. NO OWNARD CHAIN.

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A spacious three-bedroom detached character home situated in a popular residential area within a sought-after school catchment. Ideally positioned within easy reach of Bournemouth Town Centre, Winton High Street, and excellent transport links, the property offers two reception rooms, a separate kitchen, a conservatory, and a landscaped rear garden. There is also potential for further modernisation and remodelling.

Offered for sale with no onward chain. Upon entering, a welcoming hallway with stairs leading to the first floor provides access to the ground floor accommodation. The front reception room, currently used as a bedroom, features a charming bay window overlooking the front aspect. To the rear, a fitted kitchen offers access to the garden, while the second reception room, with double doors leading into the conservatory, provides a bright and airy living space with direct garden access. A convenient under stairs WC completes the ground floor.

The first floor hosts three well-proportioned bedrooms, along with a family shower room comprising a WC, wash hand basin, and a walk-in shower enclosure. A loft room, accessed via a pull-down ladder, provides additional storage or potential for further use.

Externally, the property benefits from a landscaped rear garden, currently laid to patio for easy maintenance. On-road parking is available to the front. Currently tenanted until the end of July 2025.

COUNCIL TAX BAND: C EPC RATING: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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.

For illustrative purposes only - not to scale.

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