



HEARNES
WHERE SERVICE COUNTS

A stunning four double bedroom semi detached character home located only a moments walk to Bournemouth Town Centre and the award winning sandy beaches. Approaching 2300 sq ft of accommodation this impressive family home has been beautifully maintained and updated by the current owners whilst retaining many of the beautiful original features. Offering comprehensive living accommodation benefits include three impressive reception rooms, four double bedrooms and three bath/shower rooms along with a basement whilst externally there is the benefit of private front and rear gardens and generous parking. An internal viewing is a must to appreciate all on offer.

On entering the property you are immediately met with the impressive high ceilings of the reception hall, with feature stair case leading to the first floor landing. The property offers three reception rooms with the spacious living room overlooking the front aspect with a further reception room to the side aspect. To the rear of the property a dining room opens into a spacious, modern fitted kitchen offering a comprehensive range of floor and wall mounted units finished with a matching work surface and door leading to the rear garden. The ground floor accommodation is complete with a WC whilst a doorway located under the stairs leads to a basement level.

The first floor landing features an original stained glass window skylight and leads to the property's four bedrooms all of which are double in size with two benefitting from en suite shower rooms. A luxury family bathroom completes the accommodation.

Externally the property offers a well proportioned, private rear garden superbly landscaped and offer a selection of seating areas whilst also having a large area laid to lawn with established borders. There is also an area of private garden to the front offering an ideal seating area. The property is also conveyed with a large gravel area providing ample off road parking.

EPC RATING: D

COUNCIL TAX BAND: E

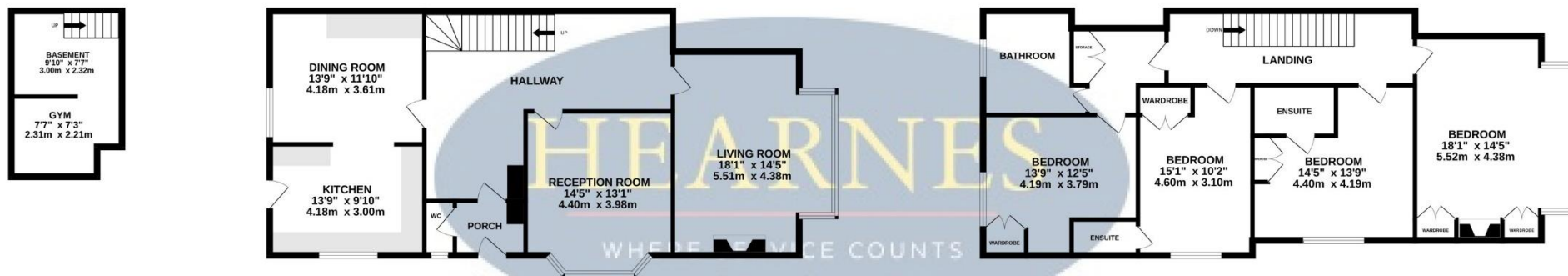
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



BASEMENT
139 sq.ft. (12.9 sq.m.) approx.

GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.

1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2297sq.ft. (213.4 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

