

# Magna Road

Bournemouth, Dorset BH11 9ND



**HEARNES**

WHERE SERVICE COUNTS







# *“First time to the market since being built in 1952 on an exceptional plot measuring 0.27 of an acre”*

**FREEHOLD PRICE £575,000**

This charming detached character home has been occupied by one family since its construction in 1952 and now provides a unique opportunity for modernisation and extension as a long term residence.

The property is located between Ferndown and Wimborne within convenient access of shops and amenities in Bearwood and Kinson whilst only 6 miles from Hurn Airport and the A31 commuter routes.

The accommodation briefly comprises; three double bedrooms serviced by a family bathroom, a spacious L-shaped lounge and dining room with double glazed dual aspect, a dated but functional fitted kitchen/breakfast room and well-proportioned double glazed conservatory with asphalt flat roof. Other benefits include ground floor WC, double glazing, driveway and parking for several vehicles leading to a single garage and a level front garden that could provide additional driveway space.

## **Ground floor:**

- Attractive **entrance porch** with double glazed door and windows to the entrance hall
- **Hallway** with centrally positioned returning staircase
- **Cloakroom** with WC
- **Lounge/dining room** with double glazed window to both front and rear aspects
- **Kitchen/breakfast room** comprising a range of base and wall mounted with adjacent worktops, one and a half bowl sink unit with double glazing window above overlooking the garden, integrated oven and grill and inset ceramic hob, integrated fridge/freezer, larder cupboard and double glazed door to the side access
- Double glazed **conservatory**

## **First floor:**

- **Landing** with two double glazed windows to the front aspect
  - **Bedroom one** with dual aspect double glazed windows, range of fitted furniture including wardrobes and dressing table
  - **Bedroom two** with double glazed window to the rear aspect
  - **Bedroom three** with double glazed window to the rear aspect
  - **Bathroom** finished in a matching suite comprising panelled bath with shower attachment and fully tiled walls, low level WC, pedestal wash hand basin and dual aspect double glazed window
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- Please note the property has modern electric heaters and immersion tank, but there is the option to connect to gas in Magna Road
  - The property was rewired in 2011 and had solar panels fitted in 2012

**COUNCIL TAX BAND: E**

**EPC RATING: F**







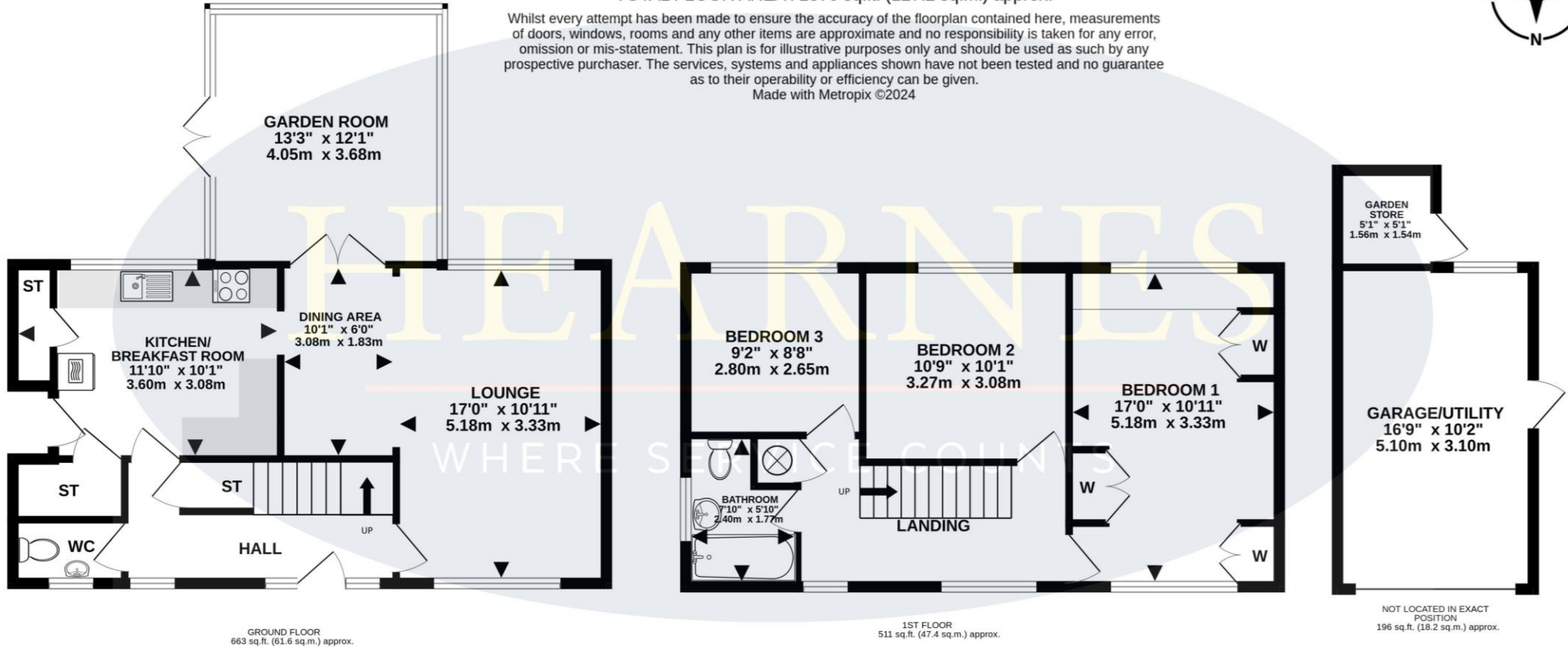




TOTAL FLOOR AREA : 1370 sq.ft. (127.2 sq.m.) approx.

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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## Outside

- A particular feature of the property is the overall plot measuring 0.27 of an acre with the southerly aspect rear garden measuring approximately 130 foot in length. The garden has various sections of lawn divided by well tended hedging and pathways all enclosed by timber fencing with concrete posts, a patio area and hard standing to a detached workshop/shed with a 3 phase power supply and gated access at both sides to the front.

Local amenities in Bearwood, including Co-op can be found on King John Avenue less than 1 mile away. Whilst further amenities in Kinson are less than 1.5 miles away. The market town of Wimborne with its array of shops cafes and restaurants is approximately 4 miles away.





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