



HEARNES

WHERE SERVICE COUNTS

A beautifully presented four bedroom detached character house located in a highly sought after residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owner and features an impressive open plan kitchen/dining room, separate living room, modern fitted bathroom and additional shower. The property also benefits from a modern fitted roof, sunny aspect rear garden featuring a log cabin/garden room and off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious living which overlooks the front aspect. To the rear there is an impressive open plan kitchen/dining area with double doors opening onto the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching solid stone work surface and selection of kitchen appliances. The ground floor is complete with a WC.

Situated on the first floor is the property's four bedrooms all of which are generously sized with one benefitting from a shower area. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally, a particular feature of the property, is the sunny aspect, private rear garden being mainly laid to lawn with a raised patio seating area adjoining the rear of the property. To the rear of the garden there is the benefit of a garden room/cabin which would make an ideal home office or gym. To the front the property is conveyed with off road parking.

EPC RATING:C

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.





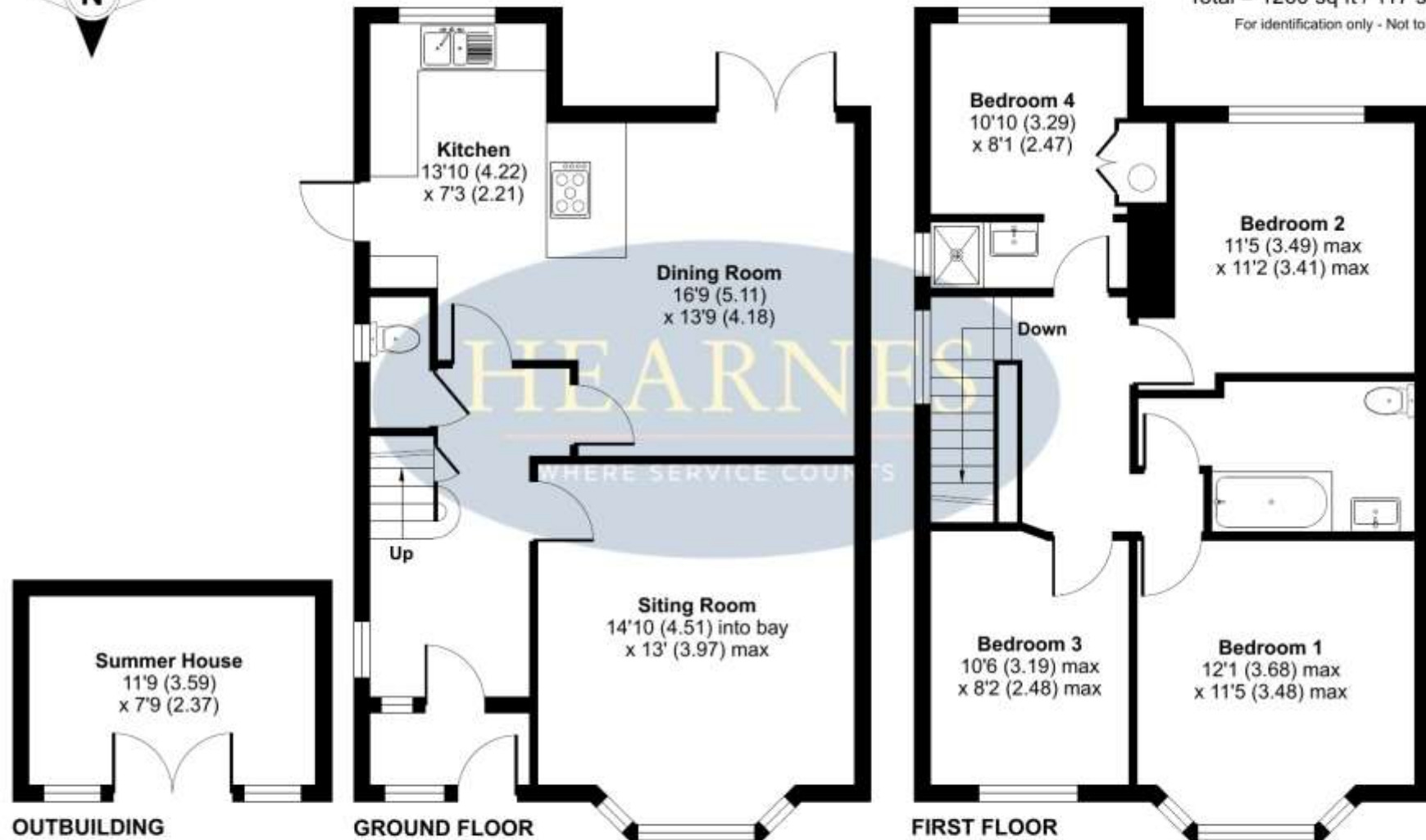
Petit Road, Bournemouth, BH9

Approximate Area = 1168 sq ft / 108.5 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1260 sq ft / 117 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnest Bournemouth Estates Ltd. REF: 1312941

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