



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three-bedroom detached character house located in a premier residential location within the highly sought after Queens Park. The property is situated just a moments' walk from the popular Queens Park Golf Course and within easy reach of Bournemouth Town Centre and main transport links. Having been tastefully updated by the current owners, whilst retaining many original features, the property benefits from two reception rooms, conservatory, ground floor bedroom/study and a luxury fitted kitchen and bath/shower room.

On entering the property a welcoming entrance porch providing a useful storage area with WC and leads into a main hallway with stairs leading to the first floor landing. A living room overlooks the front aspect and includes a feature fire place and bay window. Double doors lead into a separate dining room which opens into a conservatory offering a pleasant outlook and access to the rear garden. A high specification kitchen/breakfast room offers a comprehensive range of floor and eye level units finished with a contrasting work surface, breakfast bar seating area and space for a range of kitchen appliances. Completing the ground floor accommodation is a separate study/ ground floor bedroom.

A first floor landing leads to the property's three bedrooms, two of which are generously sized double rooms. Completing the accommodation is a recently refitted luxury family bathroom comprising a bath, WC, wash hand basin and separate shower enclosure.

Externally the property benefits from a private, sunny aspect rear garden being mainly laid to lawn and complimented with a range of attractive flower and shrub borders. The rear garden further benefits from a spacious patio and decked seating area. To the front a driveway offers ample off road parking and further area laid to lawn.

COUNCIL TAX BAND: D

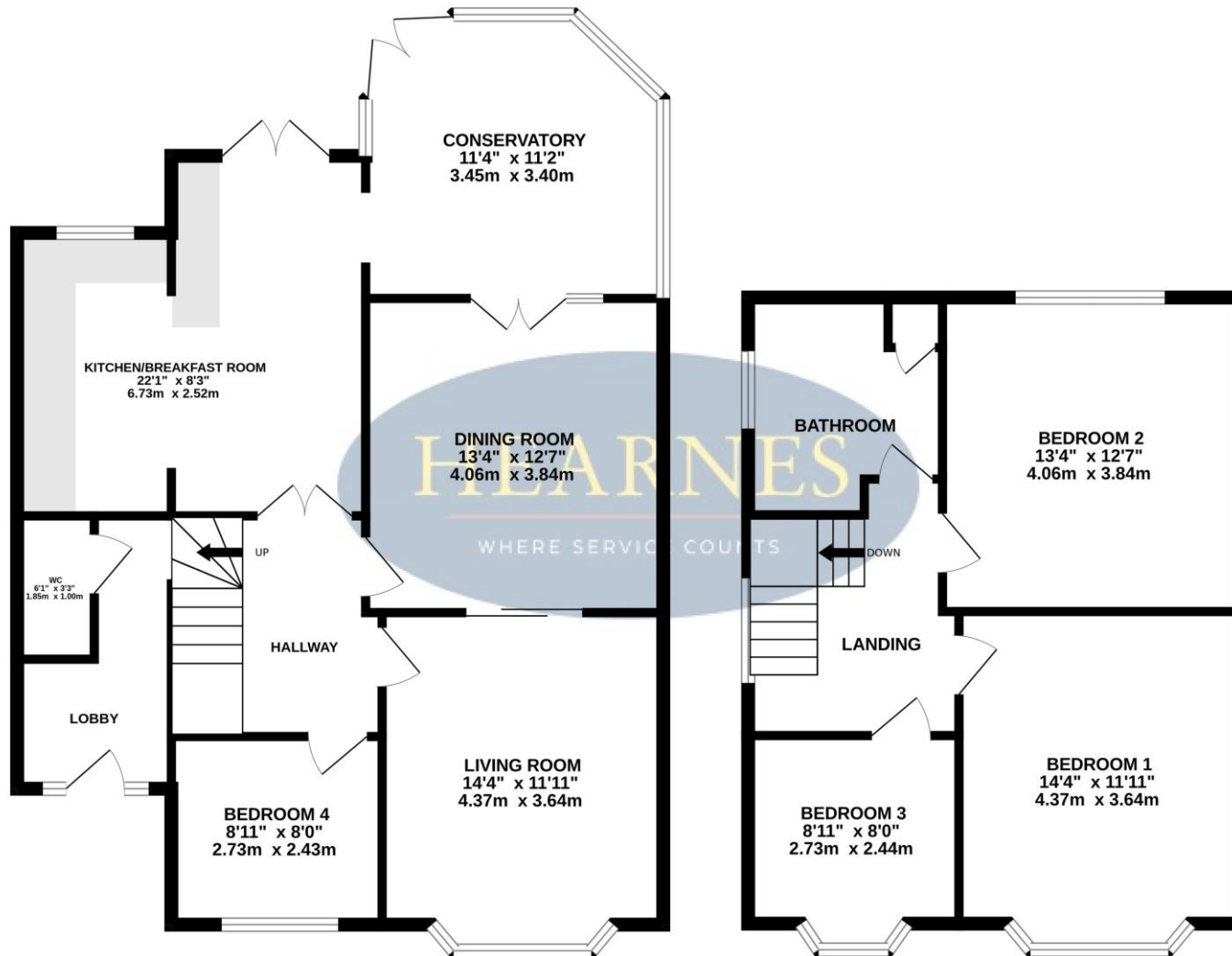
EPC: D

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.



GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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

