



HEARNES
WHERE SERVICE COUNTS

A superbly presented three bedroom modern detached home located in a private cul de sac within a highly sought after residential and school catchment location on the outskirts of Bournemouth Town Centre. The property features a modern fitted kitchen, spacious open plan living/dining room and en suite shower room to the primary bedroom. Further benefits include off road parking and a garage.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living/dining room which overlooks and provides access to the rear garden. A refitted contemporary kitchen, overlooking the front aspect, offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface. A WC completes the ground floor accommodation.

Situated on the first floor are the property's three bedrooms, two of which are double in size with the primary bedroom being served by an en suite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property benefits from a landscaped rear garden featuring a generously sized decked seating area along with a further area laid to artificial lawn. To the front a driveway provides off road parking and leads to a garage.

Council Tax Band - D

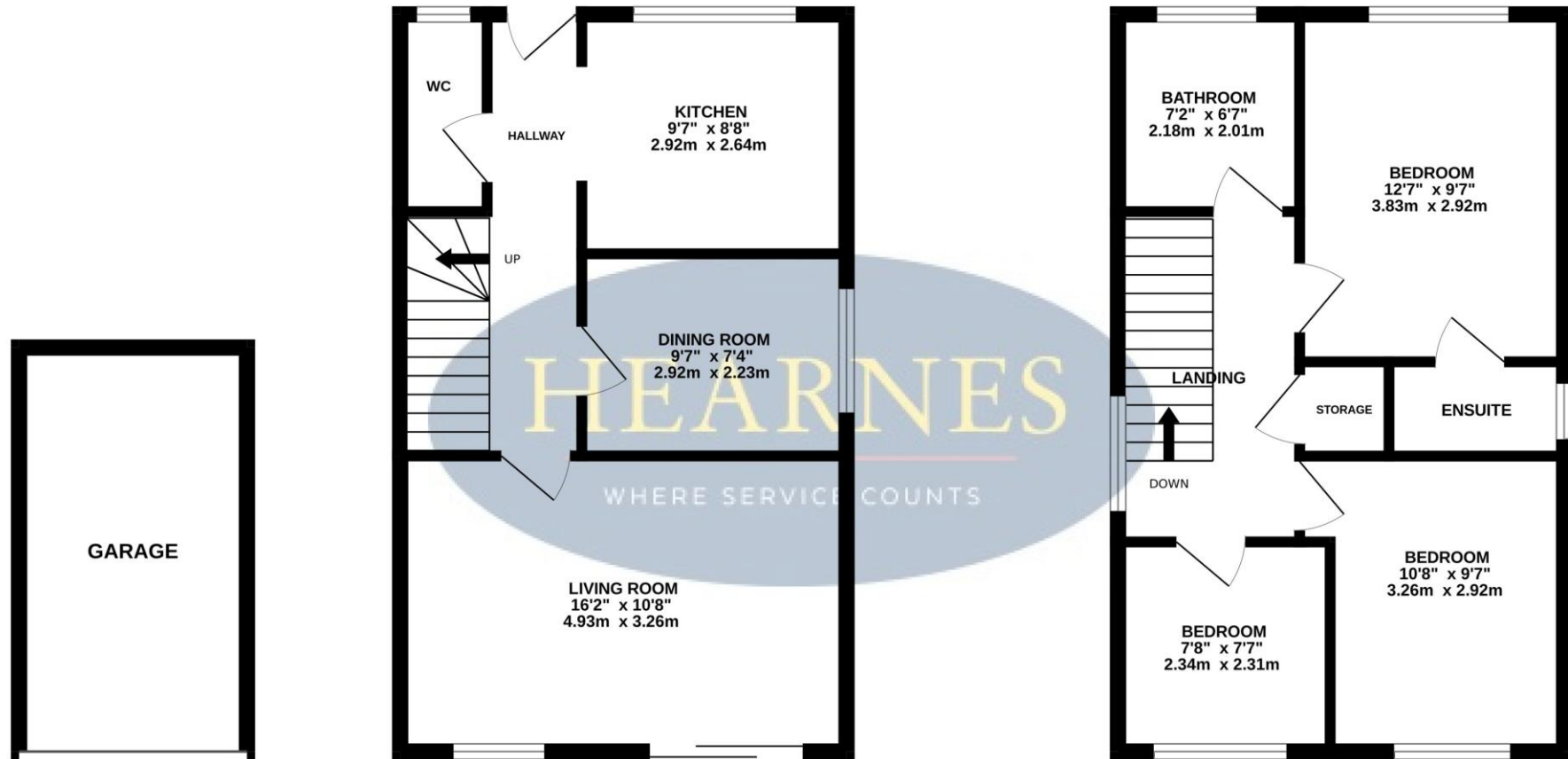
EPC Rating - C

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.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

FIRST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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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